PALMDALE

a place to call home

CITY COUNCIL MEETING
SUCCESSOR AGENCY
PALMDALE CIVIC AUTHORITY
CITY COUNCIL CHAMBERS
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
WEDNESDAY, JANUARY 12, 2022
5:00 PM
7:00 PM
www.cityofpalmdale.org

WELCOME

As a result of the dramatic increase in COVID-19 cases, and our desire to keep both the public and City staff safe, the public will be permitted to physically attend the City Council meeting scheduled for January 12, 2022, including public seating available at limited capacity. Masks are required to be worn by all persons in attendance. It is recommended that all citizens practice social distancing to the extent possible while in attendance. Councilmembers may choose to participate in person or via conference call.

How to observe the meeting virtually:

1. Spectrum local access Channel 27
2. Online live webcast at www.cityofpalmdale.org.

How to Submit Public Comments:

VERBAL PUBLIC COMMENT DURING THE MEETING – (ZOOM Number: US: +1 346 248 7799 Webinar ID: 881 2541 7461 Passcode: 517332

Webinar attendee link https://us06web.zoom.us/j/88125417461?pwd=eStDTnNQUE5XTy91aHJzbXZhcW84UT09.

Verbal comments must be limited to three (3) minutes. Public comments submitted will

become part of the official meeting record.

The safety and well-being of employees and the public remains the City's top priority. The City of Palmdale appreciates your patience and understanding during these challenging times.

The City Council is making every effort to follow the spirit and intent of the Brown Act and other applicable laws regulating the conduct of public meetings in order to maximize transparency and public access.

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (661) 267-5151 at least 72 hours prior to the meeting.

If you require oral Spanish translation, please contact the City Clerk's Office at (661) 267-5151 at least 72 hours prior to the meeting.

Your courtesy is requested to help our meetings run smoothly. If you'll be kind enough to follow these simple rules, we can make the best possible use of your time and ours:

- Please refrain from public displays or outbursts, such as unsolicited applause, comments, cheering, foul language or obscenities.
- Any disruptive activities that substantially interfere with the ability of the City Council to carry out its meeting will not be permitted and offenders will be asked to leave the meeting.
- Please turn off/mute your cell phones and mobile devices.

5:00 P.M.

1. **MAYOR TO CALL MEETINGS TO ORDER**

2. **ROLL CALL**
   MAYOR/CHAIR HOFBAUER, MAYOR PRO TEM/VICE CHAIR LOA, COUNCILMEMBERS/DIRECTORS CARRILLO, BISHOP, BETTENCOURT

3. **PUBLIC COMMENTS**
   Now is the time for public participation for any person wishing to speak to the City Council on matters listed or not listed on the agenda, within the jurisdiction of the City Council. If you are attending the meeting by phone, please press *9 to "raise your hand." If attending by personal computer, please click the "raise your hand" button. Press *6 to un-mute yourself, state your name and begin speaking. PLEASE NOTE: A three-minute limit is imposed on each speaker.

4. PRESENTATION BY CITY ATTORNEY

4.1 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

The existing facts and circumstances that constitute a significant exposure to litigation are detailed in the following claim received by the City, which is available for public inspection pursuant to Government Code Section 54957.5:

Claimant: Maithi Ricci
City Claim No.: 2021-047
Date Filed: 9/27/21
Date of Loss: 9/22/21

4.2 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (ANNUAL EVALUATION)

Title: City Manager
Name: J.J. Murphy

This closed session is being held pursuant to the authority of California Government Code Section 54957.

4.3 PUBLIC EMPLOYEE PERFORMANCE EVALUATION (ANNUAL EVALUATION)

Title: City Attorney
Name: Christopher Beck

This closed session is being held pursuant to the authority of California Government Code Section 54957.

4.4 CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: Eight cases.

A point has been reached where, in the opinion of the City on the advice of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation against the City. The City believes that the facts and circumstances that might result in litigation against the City are not yet known to a potential plaintiff or plaintiffs.

4.5 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
Donald D'Angelo v. County of Los Angeles, et al
Los Angeles County Superior Court
Case No. 21AVC00441

4.6 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
Raul Herrera v. City of Palmdale, et al.
Los Angeles County Superior Court
Case No. 21AVC00044

4.7 CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
Gerald and Roberta Dolen v. Builders Fence Company, et al
Los Angeles County Superior Court
Case No. 21AVC00377

4.8 The reason for holding a closed session is for the purpose of obtaining authorization and direction from the City Council regarding the possible acquisition of property interests in the following property, generally located near State Route 14 and Avenue Q:

Property Owner: Jim Goltche; Royal Investors Group, LLC; K Land Associates, LLC; Jaz Investment Corp; Royal & Aframian LLC; 26 Maple LLC.
Property: APNs 3008-041-002~007
City Negotiator: Steve Hofbauer

This closed session is being held pursuant to the authority of California Government Code Section 54956.8. Closed session is recommended because the City Council will be instructing the negotiator regarding terms and conditions, including price, for the possible purchase of the real property identified above.

5. **ANNOUNCEMENT BY CITY ATTORNEY**

6. **ADJOURN CLOSED SESSION MEETING**

<u>7:00 P.M.</u>

7. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS**

8. **PRESENTATIONS**

8.1 Presentation by City Manager Murphy of the City of Palmdale's Warrior Award to

Becky Bartlett.

8.2 Presentation of a Proclamation by Mayor and Council declaring January as Firefighter Cancer Awareness Month in the City of Palmdale.

8.3 Presentation of a Proclamation by Mayor and Council declaring January as Cervical Cancer Awareness Month in the City of Palmdale.

8.4 Presentation of a Proclamation by Mayor and Council declaring January as National Blood Donor Month in the City of Palmdale.

8.5 Presentation of a Proclamation by Mayor and Council declaring January 17, 2022 as Martin Luther King, Jr. Day in the City of Palmdale.

8.6 Presentation of a cute critter available for adoption at the Palmdale Animal Care Center.

9. **WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)**
Staff Recommendation: Move to waive full reading of the Resolution (s) and/or Ordinance(s) to be considered and voted on at this meeting.

10. **PUBLIC COMMENTS**
Now is the time for public participation for any person wishing to speak to the City Council on matters listed or not listed on the agenda, within the jurisdiction of the City Council. If you are attending the meeting by phone, please press *9 to "raise your hand." If attending by personal computer, please click the "raise your hand" button. Press *6 to un-mute yourself, state your name and begin speaking. PLEASE NOTE: A three-minute limit is imposed on each speaker.

11. **PALMDALE CIVIC AUTHORITY CONSENT CALENDAR**

11.1 Adopt Resolution No. PCA 2022-001, a Resolution of the Palmdale Civic Authority of the City of Palmdale fixing the time and place for regular meetings. (Staff Reference: City Attorney Beck)
StaffReport_Resolution PCA 2022-001 updated.docx
PCA.Reso.MeetingDates.1.12.22 updated.docx
PCA 1988-002 re PCA Regular Meeting.pdf
PCA_BYLAWS_1988.pdf

12. **CONSENT CALENDAR**
All matters listed under the Consent Calendar will be enacted by one motion unless an item(s) is pulled by Council, in which case the item(s) will be removed from the Calendar and will be considered separately following this portion of the Agenda.

12.1 Receive and file the monthly investment activity reports for November 2021. (Staff Reference : Finance Manager Kang)

01 Staff_Report_-_Investment_Report_November_2021.docx
02 November 2021 Monthly Investement Reports City & SA.pdf

12.2 Adopt Resolution No. CC 2022-008, a Resolution of the City Council of the City of Palmdale stating the City's Investment policy and repealing Resolution No. CC 2021-029. (Staff Reference: Finance Manager Kang)

1. Staff Report - City Investment Policy 1.12.22.docx
Reso CC 2022-008 - Investment Policy 2022.docx

12.3 Adopt Resolution No. CC 2022-009, a Resolution of the City Council of the City of Palmdale stating the City's Investment policy for City contributions to the Retiree HRA and the Retiree HPS Plan and repealing Resolution No. CC 2021-030. (Staff Reference: Finance Manager Kang)

2. Staff Report - City Retiree Investment Policy 1.12.22.docx
Reso CC 2022-009 - Retiree Investment Policy 2022.docx

12.4 Adopt Resolution No. SA 2022-001, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale approving the Administrative Budget for the Period of July 1, 2022 through June 30, 2023 (Administrative Budget 22-23). (Staff Reference: Finance Manager Kang)

2. Staff Report - SA Adminstrative Budget 1.12.22.docx
Reso SA 2022-001 - Approve Administrative Budget 22-23.doc
Reso OB 2022-001 Exhibit A Admin Budget.xls

12.5 Adopt Resolution No. SA 2022-002, a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale approving the Recognized Obligation Payment Schedule (ROPS 22-23) for the period of July 1, 2022 through June 30, 2023. (Staff Reference: Finance Manager Kang)

1. Staff Report - ROPS 1.12.22.docx
Reso SA 2022-002 - Approve ROPS 22-23.doc
ROPS 22-23 Successor Agency.pdf

12.6 Adopt Resolution No. CC 2022-002, a Resolution of the City Council of the City of Palmdale authorizing the sale of rights to certain excess water to Antelope Valley-East Kern Water Agency and Palmdale Water District; and actions related thereto. (Staff Reference: Director of Public Works Heffernan)

SR_Sale_of_Water_Rights.docx
Resolution CC 2022-002.doc
AVEK 2020 Water Transfer Term Sheet.pdf
PWD Water Transfer Term Sheet.pdf

12.7 Adopt Resolution No. CC 2022-012, a Resolution of the City Council of the City of Palmdale authorizing the execution of an Emergency Mutual Response Agreement between member of Antelope Valley Agencies. (Staff Reference: Director of Public Works Heffernan)

01-12-2022-Staff_Report_Resolution Mutual Response Agreement.docx
Resolution_CC_2022-012_Mutual_response_Agreement_.doc
Mutual Response Agreement - Antelope Valley Agencies COP FINAL.docx
Exhibit A-Mutual Response Agreement.pdf

12.8 Notice of Completion - Accept completed project with Sully-Miller Contracting Company for the 2021 Arterial Overlay Project. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

SR NOC 805 Arterial Overlay Project.docx
Signed NOC PN 805.pdf

12.9 Notice of Completion - Accept completed project with Manhole Adjusting, Inc., for the 2021 Local Street Cape Seal Project. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

SR NOC 806 Cape Seal Project.docx
Signed NOC PN 806.pdf

12.10 Adopt Resolution Nos. CC 2022-003 and CC 2022-004. (Staff Reference: Director of Public Works Heffernan)

Resolution No. CC 2022-003, a Resolution of the City Council of the City of Palmdale initiating proceedings for the formation of the City of Palmdale Landscape Maintenance Assessment District No. 2020-290, describing the proposed improvements to serve said district, and ordering the preparation of the Engineer's Reports; **and**

Resolution No. CC 2022-004, a Resolution of the City Council of the City of Palmdale declaring its intention to form the City of Palmdale Landscape Maintenance Assessment District No. 2020-290, preliminarily approving the Engineer's Report, and setting a time and place for hearing protest.

LMD 2020-290 SR-Intent rev.doc
CC 2022-003 Initiating Proceedings.doc
CC 2022-004 Reso Intent to Form.doc
LMD 2020-290 Engineer's Report_Updated.pdf

12.11 Notice of Completion - Accept Public Improvements for Tract 66687 located at Fairway Drive, 600 feet north of Rancho Vista Boulevard. (Staff Reference: Director of Public Works Heffernan)

SR-01122022 TR66687 18-31.docx

EXHIBIT A 18-31.docx
EXHIBIT B.docx
Signed NOC TR 66687.pdf

12.12 Adopt Resolution No. CC 2022-010, a Resolution of the City Council of the City of Palmdale authorizing the City Traffic Engineer or his designee to install, remove or modify "No Parking" and "No Stopping" signs on arterial roadways, expressways, and frontage roads. (Staff Reference: Director of Public Works Heffernan)
SR Resolution CC2022-010 Parking and No Stopping Modifications.docx
Resolution 2022-010 Modifying Parking.doc

12.13 Adopt Resolution No. CC 2022-006, a Resolution of the City Council of the City of Palmdale amending the City's Classification and Pay Plan for General Positions. (Staff Reference: Human Resources Manager Nevarez)
Staff_Report_Resolution_CC_2022. 1.12.22 General Positions.docx
Resolution CC 2022. 1.12.22 Genral Positions.doc
1.1.22 CLASSIFICATION AND PAY PLAN General Positions.doc
1.1.22 Salary Schedule General Positions.xls

12.14 Adopt Resolution No. CC 2022-007, a Resolution of the City Council of the City of Palmdale amending the City's Classification and Pay Plan for Parks and Recreation Unbenefited Positions. (Staff Reference: Human Resources Manager Nevarez)

Staff_Report_Resolution_CC_2022. 1.12.22 P & R PT Positions.docx
Resolution CC 2022. 1.12.22 P & R Unbenefited.doc
1.1.22 CLASSIFICATION AND PAY PLAN RECREATION.doc
1.1.22 Salary Schedule Recreation.xls

12.15 Adopt Resolution No. CC 2022-015, a Resolution of the City Council of the City of Palmdale authorizing Remote Teleconference Meetings of the City Council and all Subordinate Bodies for the period of January 21, 2022 through February 20, 2022. (Staff Reference: City Attorney Beck)
1.12.22 Staff_Report_-_Resolution_of_the_City_Council_Authorizing_Remote_Teleconference_Meetings__Reso_No._CC_2022.doc

12.16 Approve the minutes from the previous meetings. (Staff Reference: City Clerk/Agency Secretary Smith)

CC - October 20, 2021
CC - October 28, 2021
CC - November 1, 2021
CC/SA - November 3, 2021
CC/SA - November 17, 2021

CC/SA - December 1, 2021
CC - December 15, 2021
CC Minutes 10 20 2021 final.pdf
CC Minutes 10 28 2021 final.pdf
CC Minutes 11 01 2021 final.pdf
CC SA HA Minutes 11 03 2021 final.pdf
CC SA HA Minutes 11 17 2021 final.pdf
CC 12 1 2021 5pm 7pm final.pdf
CC Minutes 12 15 2021 5pm 7pm final.pdf
CC Minutes 12 15 2021 6pm 7pm final.pdf

13. APPOINTMENT

13.1 Approve Reappointment of Public Member to the Palmdale Recycled Water Authority. (Staff Reference City Clerk Smith)
1_12_22_PRWA_Reappointment_ss.docx
JPA PRWA A-4113.pdf

14. **PUBLIC HEARING**

14.1 Public Hearing to receive input from the community regarding the redrawing of election district boundaries. (Staff Reference: City Clerk Smith)
1 12 22 Redistricting Public Hearing_sss.docx

14.2 Public Hearing and Review of Proposed Ordinance No. 1576 for adoption. (Staff Reference: Director of Public Works Heffernan)

ORDINANCE NO. 1576, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING CHAPTER 10.04 OF TITLE 10 OF THE PALMDALE MUNICIPAL CODE RELATING TO VEHICLES AND TRAFFIC.

Staff Recommendation: Adopt Ordinance No. 1576
SR Ordinance 1576.docx
Ordinance 1576 Adopting Speed Limits 12.7.21.docx
City of Palmdale Speed Survey Summary Final.pdf

14.3 Public Hearing and Review of Proposed Ordinance No. 1577 for adoption. (Staff Reference: City Attorney Beck)

ORDINANCE NO. 1577, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE TO PREVENT THE USE OF MANDATORY COVID-19 VACCINATIONS AND THE USE OF VACCINE PASSPORTS
StaffReport_Vaccine_Mandates_1.12.22.docx
Vaccine.Mandates.1.12.22.Ord.CAO.docx

14.4 Public Hearing and Review of Proposed Ordinance No. 1578 for adoption. (Staff Reference: City Attorney Beck)

ORDINANCE NO. 1578, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 2.08.040 RELATING TO THE SETTING OF REGULAR MEETING DATES OF THE CITY COUNCIL.

StaffReport_CCMeetingDate_1.12.22v1.docx
Ordinance_No._1578_-_AN_ORDINANCE_OF_THE_CITY_OF_PALMDALE_AMENDING_PALMDALE_MU

14.5 Public Hearing and Review of Proposed Resolution No. CC 2022-001 for adoption. (Staff Reference: Finance Manager Kang)

RESOLUTION NO. CC 2022-001, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE, AUTHORIZING USE OF THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT (“BOLD”) PROGRAM AND AUTHORIZING THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT PROCEEDINGS AND LEVY SPECIAL TAXES WITHIN THE TERRITORY OF THE CITY OF PALMDALE PURSUANT TO THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, AS AMENDED; AND AUTHORIZING RELATED ACTIONS

Staff Recommendation: Adopt Resolution No. CC 2022-001

Staff Report CMFA BOLD Program.docx
Resolution CC 2022-001 Authorize BOLD Program Loan v2.doc
2 Palmdale - Public Hearing Notice re BOLD Official-NEW.docx

14.6 Public Hearing and Review of Proposed Resolution No. CC 2022-005 for adoption. (Staff Reference: Director of Public Works Heffernan)

RESOLUTION NO. CC 2022-005, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE CONFIRMING THE BALLOT RESULTS TO DETERMINE THAT NO MAJORITY PROTEST EXISTS IN THE PROCEEDINGS, AND ORDERING THE FORMATION OF THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2020-290

Staff Recommendation: Adopt Resolution No. CC 2022-005.

LMD_2020-290_SR-Public_Hearing_rev.doc
CC 2022-005 Confirming No Majority Protest Exists.docx

Exhibit A to Resolution Attachment - Certificate of Tabulation Official.docx
LMD 2020-290 Engineer's Report_Updated.pdf

14.7 Public Hearing and Review of Proposed Resolution No. CC 2022-011 for adoption. (Staff Reference: Director of Economic and Community Development Garibay - Presented by Senior Planner Magana)

RESOLUTION NO. CC 2022-011, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE APPROVING GENERAL PLAN AMENDMENT 21-004 FOR THE DRAFT 2021-2029 HOUSING ELEMENT, DIRECT CITY STAFF TO MAKE MINOR REVISIONS TO THE ADOPTED HOUSING ELEMENT IF REQUIRED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PRIOR TO CERTIFICATION AND FIND THAT THE ADDENDUM TO ENVIRONMENTAL IMPACT REPORT 11-01, PREVIOUSLY CERTIFIED BY THE CITY OF PALMDALE IN 2012, IS APPROPRIATE FOR THE PROJECT.

Staff Recommendation: Adopt Resolution No. CC 2022-011
STAFF_REPORT-Reso No. CC2022-011_1-12-21.docx
DRAFT 2021-2029 HOUSING ELEMENT.pdf
Reso_No._CC_2022-011-Attachments.pdf

15. **NEW BUSINESS**

15.1 Discuss potential amendments to the Palmdale Municipal Code (Chapter 8, et seq.) regarding regulation of smoking in the City of Palmdale, and provide direction to staff. (Staff Reference: City Attorney Beck)
StaffReport_Proposed_Smoking_Ordinance_Amendments_-_Discussion_Item_1.12.22 (2).docx

16. **INFORMATIONAL REPORT FROM MAYOR AND / OR COUNCILMEMBERS ON THEIR VARIOUS COMMITTEE MEMBERSHIPS AND MEETINGS ATTENDED AT PUBLIC EXPENSE**

16.1 COMMITTEE MEMBERSHIPS.

- ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
- ANTELOPE VALLEY TRANSIT AUTHORITY
- CALIFORNIA CONTRACT CITIES ASSOCIATION
- CITY OF PALMDALE AUDIT COMMITTEE
- CITY OF PALMDALE INVESTMENT OVERSIGHT COMMITTEE
- HIGH DESERT CORRIDOR JOINT POWERS AUTHORITY
- LEAGUE OF CALIFORNIA CITIES

- LOS ANGELES COUNTY SANITATION DISTRICT
- NORTH LOS ANGELES COUNTY TRANSPORTATION COALITION
- PALMDALE RECYCLED WATER AUTHORITY
- SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL COUNCIL
- UNITED STATES/MEXICO SISTER CITIES ASSOCIATION
- CALIFORNIA STATE PRISON – LOS ANGELES COUNTY, CITIZENS ADVISORY COMMITTEE

Bettencourt Informational Report 011222.docx

16.2 MEETINGS ATTENDED AT PUBLIC EXPENSE

17. **CITY MANAGER'S REPORT**

18. **CITY COUNCIL REQUESTS FOR NEW AGENDA ITEMS**

19. **Adjourn** meeting to January 19, 2022 at 7:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

Palmdale Civic Authority
Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE CHAIR AND DIRECTORS**

FROM: **CITY MANAGER DEPARTMENT**
CITY CLERK DIVISION

SUBJECT: **ADOPT RESOLUTION NO. PCA 2022-001, A RESOLUTION OF THE PALMDALE CIVIC AUTHORITY OF THE CITY OF PALMDALE FIXING THE TIME AND PLACE OF REGULAR MEETINGS**

ISSUE

Adopt Resolution No. PCA 2022-001, a Resolution of the Palmdale Civic Authority of the City of Palmdale fixing the time and place of regular meetings of the Palmdale Civic Authority.

RECOMMENDATION

Staff recommends the Board adopt Resolution No. PCA 2022-001, fixing the time and place of regular meetings of the Palmdale Civic Authority.

BACKGROUND

Pursuant to the bylaws of the Palmdale Civic Authority (PCA), the Board shall establish the regular meetings of the PCA by Resolution. The Board of the PCA approved Resolution No. 88-2 in December of 1988, setting the regular meeting date of the PCA as the second Thursday in January. This was presumably done to coordinate with meetings of the City Council of the City of Palmdale as the Board members of the PCA are the then sitting members of the City of Palmdale City Council.

Resolution 88-2 also specified the mailing address and location of meetings for the PCA as 708 E. Palmdale Blvd., Palmdale, CA.

DISCUSSION

Resolution PCA 2022-001 sets the regular meeting date of the PCA to coincide with the annual budget adoption or with a regularly scheduled Palmdale City Council meeting of each year, and updates the meeting location and mailing address.

FISCAL IMPACT

None.

Prepared by:	Shanae Smith, City Clerk
Certified as to availability of Funds:	N/A
Approved by:	Ronda Perez, Acting Executive Director
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Resolution No. PCA 2022-001
Resolution No. 88-2
PCA Bylaws

PALMDALE CIVIC AUTHORITY
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. PCA 2022-001

A RESOLUTION OF THE PALMDALE CIVIC AUTHORITY OF THE CITY OF PALMDALE FIXING THE TIME AND PLACE FOR REGULAR MEETINGS

WHEREAS, the bylaws of the Palmdale Civic Authority (PCA) provide that the regular meeting of the PCA shall be set by Resolution; and,

WHEREAS, a Resolution was approved by the PCA on December 8, 1988 setting the regular meeting date of the PCA as the first Thursday in January, presumably to coordinate with meetings of the City Council of the City of Palmdale; and

WHEREAS, the bylaws further state that the meeting and mailing address for the Palmdale Civic Authority is 708 East Palmdale Blvd., Palmdale, CA; and,

WHEREAS, the resolution from 1988 needs to be updated to reflect changes in the City, including meetings of the Palmdale City Council, and location of PCA meetings; and,

WHEREAS, it is the intention of the PCA to resolve the above discrepancies by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, THE PALMDALE CIVIC AUTHORITY DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. Palmdale Civic Authority Resolution Number 88-2 is hereby repealed to the extent it is inconsistent with this Resolution.

SECTION 2. The regular meeting date of the Palmdale Civic Authority shall coincide with the annual budget adoption or with a regularly scheduled meeting date of the City Council of the City of Palmdale each year.

SECTION 3. The location of regular meetings of the Palmdale Civic Authority shall occur in the same location as regular meetings of the City Council for the City of Palmdale, or other location as necessary, subject to proper public notice.

SECTION 4. The mailing address for the Palmdale Civic Authority shall be that of City Hall for the City of Palmdale.

PASSED, APPROVED and **ADOPTED** this 12th day of January 2022.

Approved as to form:

_____
Christopher L. Beck
Authority Attorney

_____
Steven D. Hofbauer, Chair

ATTEST:

_____
Shanae S. Smith, Authority Secretary

I, Shanae Smith, Authority Secretary of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January 2022 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, Authority Secretary

PALMDALE CIVIC AUTHORITY

COUNTY OF LOS ANGELES, CALIFORNIA

RESOLUTION NO. 88-2

A RESOLUTION OF THE PALMDALE CIVIC AUTHORITY OF THE CITY OF PALMDALE, CALIFORNIA, FIXING TIME AND PLACE FOR REGULAR MEETINGS AND PROVIDING THE MANNER IN WHICH SPECIAL MEETINGS OF THE AUTHORITY MAY BE CALLED, ADOPTING BYLAWS, ESTABLISHING A SEAL FOR THE AUTHORITY, DIRECTING THE FILING OF A NOTICE OF AMENDMENT TO JOINT POWERS AGREEMENT WITH THE SECRETARY OF STATE, DESIGNATING AN OFFICIAL MEETING ADDRESS, AND ESTABLISHING THE ORDER OF BUSINESS AND RULES FOR ITS PROCEEDINGS.

RESOLVED by the Board of Directors of the Palmdale Civic Authority (the "Board"), as follows:

1. REGULAR MEETINGS. The regular meetings of the Board of Palmdale Civic Financing Authority shall hereafter be held annually on the second Thursday of January immediately following the regular meeting of the Palmdale City Council and the Community Redevelopment Agency. If any regular meeting falls on a holiday, such regular meeting shall be held on the next business day at the same hour.

2. SPECIAL MEETINGS. Special meetings of the Board shall be held upon call of the Chairman of the Board, or by a majority of the members thereof, by delivering personally or by mailed written notice to each member, and to each local newspaper of general circulation, radio or television station requesting notice in writing. Such notice shall be delivered personally or by mail and shall be received at least twenty-four (24) hours before the time of such meeting as specified in the notice. Such written notice may be dispensed with as to any member who at or prior to the time the meeting convenes files with the Secretary of the Authority a written waiver of notice. Such waiver may be given by telegram. Such written notice may also be dispensed with as to any member who is actually present at the meeting at the time it convenes. Such call and notice shall specify the time and place of the special meeting and the business to be transacted. No other business shall be considered at such meeting.

3. MEETING PLACE. All meetings of the Board shall be held at the regular meeting place of the Authority, unless the Board shall adjourn to or fix another place of meeting in a notice to be given thereof, or unless prevented by flood, fire or other disaster. Said regular meeting place is hereby fixed and established as the Palmdale Council Chambers, 708 East Palmdale Boulevard, Palmdale, California.

4. ORDER OF BUSINESS. The order of business at the regular meetings of the Board shall be as from time to time determined by the Board.

5. RULES OF PROCEEDINGS.

(a) Public Meetings: All legislative sessions of the Board, whether regular or special, shall be open to the public.

(b) Quorum: Three (3) of the members of the Board shall constitute a quorum for the transaction of business.

(c) Method of Action: The Board shall act only by ordinance, resolution or motion, which, to become effective, shall be adopted by the affirmative vote of not less than a majority of the members of the Board voting.

(d) Recording Vote: Except where action shall be taken by unanimous vote of all members present and voting, the Ayes and Noes shall be taken on all actions had.

(e) Adjournment: The Board may adjourn any regular, adjourned regular, special or adjourned special meeting to a time and place specified in the order of adjournment. Less than a quorum may so adjourn from time to time. If all members are absent from any regular or adjourned regular meeting the Secretary may declare the meeting adjourned to a stated time and place and shall cause a written notice of the adjournment to be given in the same manner as provided for special meetings, unless such notice is waived as provided for special meetings. A copy of the order or notice of adjournment shall be conspicuously posted on or near the door of the place where the regular, adjourned regular, special or adjourned special meeting was held within 24 hours after the time of the adjournment. When a regular or adjourned regular meeting is adjourned as herein provided, the resulting adjourned regular meeting is a regular meeting for all purposes. When an order of adjournment of any meeting fails to state the hour at which the adjourned meeting is to be held, it shall be held at the hour specified for regular meetings.

(f) Hearings - Continuance: Any hearing being held, or notice or ordered to be held, by the Board at any meeting may by order or notice of continuance be continued or recontinued to any subsequent meeting of the Board in the same manner and to the same extent set forth for the adjournment of meetings; provided, that if the hearing is continued to a time less than 24 hours after the time specified in the order of notice of hearing, a copy of the order or notice of continuance of hearing shall be posted immediately following the

meeting at which the order or declaration of continuance was adopted or made.

6. CONTRACTS: AGREEMENTS. All contracts or agreements on behalf of the Authority shall be signed by the Executive Director or Chairman, and countersigned by the Secretary, after having been authorized to do so by action of the Board, except that the Vice Chairman shall sign in the absence of the Executive Director and Chairman.

7. BY LAWS. The Amended and Restated Bylaws, in the form on file with the Secretary are hereby approved as the Bylaws of the Authority.

8. SEAL. The Authority shall have an Official Seal consisting of two (2) concentric circles with the words "Palmdale Civic Authority" within the outer circle and the date of formation of the Authority within the inner circle. The Secretary shall obtain the Seal at the Authority's expense and shall have custody of the Seal.

9. SECRETARY OF STATE. The Secretary shall cause a notice of the amendment of the joint powers agreement creating the Authority, in the form on file with the Secretary, to be filed with the Secretary of State of the State of California as soon as practicable.

10. OFFICE AND MAILING ADDRESS. The office of the Authority and its official mailing address are hereby fixed and established at 708 East Palmdale Boulevard, Palmdale, California.

11. REPEAL OF PRIOR RESOLUTIONS AND BYLAWS. The foregoing provisions of this resolution and the Amended and Restated Bylaws referred to in Section 7 above hereby supercede any prior resolution and/or bylaws of the Authority as to the same matters, and such prior resolution or resolutions and bylaws are hereby repealed to the extent they are inconsistent with the provisions hereby and of such Amended and Restated Bylaws.

PASSED, APPROVED and ADOPTED this 8th day of December, 1988, by the following vote:

YES: Directors Hamm, Smith, Becker, Davies & Chairman Knight

NOES: None

ABSENT: None

Chairman

ATTEST:

Secretary

AMENDED AND RESTATED BY-LAWS

OF THE

PALMDALE CIVIC AUTHORITY

ARTICLE I

DEFINITIONS; OFFICES AND SEAL

Section 1. Definitions. All capitalized terms used herein shall have the respective meanings given such terms in the Amended and Restated Joint Powers Agreement, dated as of December 8, 1988 by and between the City of Palmdale and the Community Redevelopment Agency of the City of Palmdale (the "Agreement").

Section 2. Offices. The principal office of the Authority for the transaction of business shall be 708 East Palmdale Boulevard, Palmdale, California 93550. The Board may, however, fix and change from time to time the principal office from one location to another within the City of Palmdale by noting the change of address in the minutes of the meeting of the Board at which the address was fixed or changed. The fixing or changing of such address shall not be deemed an amendment to these By-laws.

Section 3. Seal. The Authority shall have a seal, consisting of two (2) concentric circles with the words "Palmdale Civic Authority" and with the date of establishment of the Authority.

ARTICLE II

BOARD

Section 1. Powers. Subject to the limitations of the Agreement, the terms of these By-laws, and the laws of the State of California, the powers of this Authority shall be vested in and exercised by and its property controlled and its affairs conducted by the Board of the Authority.

Section 2. Number. The Board shall have five (5) Directors, who shall be the members of the City Council of the City of Palmdale. Each Director shall hold office for a term which coincides with such Director's term of office as member of the City Council.

Section 3. Compensation. Directors shall serve without compensation but each Director may be reimbursed his or her necessary and actual expenses, including travel incident to his services as Director, pursuant to resolution of the Board. Any Director may elect, however, to decline said reimbursement.

Section 4. Regular Meetings. Regular meetings of the Board shall be held at such time as the Board may fix by resolution from time to time, and if any day so fixed shall fall upon a legal holiday, then, upon the next succeeding business day at the same hour. No notice of any regular meeting of the Board need be given to the Directors.

Section 5. Special Meetings. Special meetings of the Board shall be held whenever called by the Chairman, any Vice Chairman, or by a majority of the Board.

Section 6. Public Meetings; Notice of Meetings. All proceedings of the Board shall be subject to the provisions of the Ralph M. Brown Act, constituting Chapter 9 of Part 1 of Division 2 of Title 5 of the California Government Code, and notice of the meetings of the Authority shall be given in accordance with such Act.

Section 7. Consent to Meetings. The transactions of the Board at any meeting however called and noticed or wherever held, shall be as valid as though done at a meeting duly held after call and notice if a quorum is present and if either before or after the meeting each Director not present signs a written waiver of notice or a consent to the holding of such meeting or approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the corporate records and made a part of the minutes of the meeting.

Section 8. Quorum. A quorum shall consist of a majority of the members of the Board unless a greater number is expressly required by statute, by the Agreement, or by these By-laws. Every act or decision done or made by a majority of the Directors present at a meeting duly held at which a quorum is present, shall be the act of the Board.

Section 9. Order of Business. The order of business at the regular meeting of the Board and, so far as possible, at all other meetings of the Board, shall be essentially as follows, except as otherwise determined by the Directors at such meeting:

(a) Report on the number of Directors present in person or by proxy in order to determine the existence of a quorum.

(b) Reading of the notice of the meeting and proof of the delivery or mailing thereof, or the waiver or waivers of notice of the meeting then filed, as the case may be.

(c) Reading of unapproved minutes of previous meetings of the Board and the taking of action with respect to approval thereof.

(d) Presentation and consideration of reports of officers and committees.

(e) Unfinished business.

(f) New business.

(g) Adjournment.

Section 10. Nonliability for Debts. The private property of the Directors shall be exempt from execution or other liability for any debts, liabilities or obligations of the Authority and no Director shall be liable or responsible for any debts, liabilities or obligations of the Authority.

Section 11. Indemnity by Authority for Litigation Expenses of Officer, Directoror Employee. Should any Director, officer or employee of the Authority be sued, either alone or with others, because he is or was a director, officer or employee of the Authority, in any proceeding arising out of his alleged misfeasance or nonfeasance in the performance of his duties or out of any alleged wrongful act against the Authority or by the Authority, indemnity for his reasonable expenses, including attorneys' fees incurred in the defense of the proceedings, may be assessed against the Authority or its receiver by the court in the same or a separate proceeding if the person sued acted in good faith and in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal proceeding, had no reasonable cause to believe the conduct of such person was unlawful. The amount of such indemnity shall equal the amount of the expenses, including attorneys' fees, incurred in the defense of the proceeding.

ARTICLE III

OFFICERS

Section 1. Officers. The officers of the Authority shall be a Chairman, a Vice Chairman, a Secretary and such other officers as the Board may appoint. When the duties do not conflict, one person, other than the Chairman, may hold more than one of these offices.

Section 2. Election of Officers. The Chairman, Vice Chairman and Secretary shall be chosen at every annual meeting of the Board, and each shall hold office until he shall resign or shall be removed, shall resign or otherwise shall be disqualified to serve or his successor shall be elected and qualified to serve.

Section 3. Subordinate Officers. The Board may elect or authorize the appointment of such other officers than those hereinabove mentioned as the business of the Authority may require, each of whom shall hold office for such period, have such authority and perform such duties as are provided in these By-laws, or as the Board from time to time may authorize or determine.

Section 4. Removal of Officers. Any officer may be removed, either with or without cause, by a majority of the Directors then in office at any regular or special meeting of the Authority, or, except in the case of an officer chosen by the Board, by any officers upon whom such power of removal may be conferred by the Board. Should a

vacancy occur in any office as a result of death, resignation, removal, disqualification or any other cause, the Board may delegate the powers and duties of such office to any officers or to any Directors until such time as a successor for said office has been elected or appointed.

Section 5. Chairman. The Chairman shall preside at all meetings of the Board and exercise and perform such other powers and duties as may be from time to time assigned to him by the Board or be prescribed by these By–laws.

The Chairman shall also be the chief corporate officer of the Authority and shall, subject to the control of the Board, have general supervision, direction and control of the business and officers of the Authority. He shall preside at all meetings of the Board. He shall be ex officio member of all standing committees, and shall have the general powers and duties of management usually vested in the office of Chairman of a public corporation and shall have such other powers and duties as may be prescribed by the Board or by these By–laws.

Section 6. Vice Chairman. In the absence or disability of the Chairman, the Vice Chairman shall perform all the duties of the Chairman and when so acting shall have all the powers of and be subject to all of the restrictions upon the Chairman. The Vice Chairman shall have such other powers and perform such other duties as may from time to time be prescribed for them, respectively, by the Board or by these By–laws.

Section 7. Secretary. The Secretary shall keep or cause to be kept a book of minutes at the principal office or at such other place as the Board may order, of all meetings of the Directors, with the time and place of holding, whether regular or special, and if special, how authorized, the notice thereof given, the names of those present at Directors' meetings and the proceedings thereof. The Secretary shall give or cause to be given notice of all meetings of the Board of the Authority, shall keep the corporate records in safe custody and shall have such other powers and perform such other duties as may be prescribed by the Board or these By–laws.

ARTICLE IV

OBJECTS AND PURPOSES

Section 1. Nature of Objects and Purposes. The business of this Authority is to be operated and conducted in the promotion of its objects and purposes as set forth in the Agreement.

Section 2. Distribution of Assets During Continuance of Authority. During the continuance of the Authority, it may distribute any of its assets to the Members of the Authority. If for any reason the Members are unable or unwilling to accept the assets of the Authority, said assets shall be distributed to the Federal Government, or to a state or local government for public purposes, or to a nonprofit fund, foundation or corporation which is organized and operated exclusively for charitable purposes.

Section 3. Dissolution. The Authority may, with the approval of all of the Members, be dissolved by majority vote of the Directors if at the time of such dissolution

the Authority has no outstanding indebtedness and is not a party to any outstanding material contracts. Upon the dissolution or termination of this Authority, and after payment or provision for payment, all debts and liabilities, the assets of this Authority shall be distributed to the Members of the Authority. If for any reason the Members are unable or unwilling to accept the assets of the Authority, said assets will be distributed to the Federal Government or to a state or local government for public purposes; or to a nonprofit fund, foundation, or corporation which is organized and operated for charitable purposes.

ARTICLE V

GENERAL PROVISIONS

Section 1. Payment of Money, Signatures. All checks, drafts or other orders for payment of money, notes or other evidences of indebtedness issued in the name of or payable to the Authority and any and all securities owned by or held by the Authority requiring signature for transfer shall be signed or endorsed by the Treasurer.

Section 2. Execution of Contracts. The Board, except as in the Agreement or in the By-laws otherwise provided, may authorize any officer or officers, agent or agents, to enter into any contract or execute any contract or execute any instrument in the name of and on behalf of the Authority and such authority may be general or confined to specific instances and unless so authorized by the Board, no officer, agent or employee shall have any power or authority to bind the Authority by any contract or engagement or to pledge its credit or to render it liable for any purpose or in any amount.

Section 3. Fiscal Year. The fiscal year of the Authority shall commence on the 1st day of July of each year and shall end on the 30th day of June of the next succeeding year.

Section 4. Amendment of By-laws. These By-laws may be amended at any time and from time to time by majority vote of the Board.

Chairman

Attest:

Secretary

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER'S OFFICE – FINANCE DIVISION**

DISTRICT: **ALL**

SUBJECT: **RECEIVE AND FILE THE MONTHLY INVESTMENT ACTIVITY REPORTS FOR NOVEMBER 2021.**

ISSUE

Receive and file the monthly investment activity reports for November 2021.

RECOMMENDATION

Staff recommends that the City Council accept the monthly investment activity reports for City of Palmdale and Successor Agency for November 2021.

BACKGROUND

Pursuant to Section 16 of the City of Palmdale and Successor Agency Investment Policy, the City Treasurer shall prepare and present monthly and quarterly reports on investments to the City Manager/Executive Director and the City Council/Directors. The reports shall detail the type of investment, name of the issuer, purchase date, date of maturity, amount of deposit, and rate of interest. This information shall be provided for all City and Successor Agency pooled investments, as well as for Certificates of Participation, Revenue Bonds, Tax Allocation Bonds, Assessment Districts and Community Facilities District accounts which are managed by outside Fiscal Agents.

The monthly and quarterly reports provide a synopsis of the investment activity for the City of Palmdale and Successor Agency. The reports provide information on assets, allocations, average maturities, yields, and book valuations.

The interest rates presented are the most current rates available as of the date of this report.

The market values presented for pooled City and Successor Agency investments are based on closing prices for the related investment as of the date of this report. This information was obtained from the Wall Street Journal, Bloomberg Financial Markets, Capital Market Finances, or other reliable source of market prices.

DISCUSSION

Compliance with Investment Policy

For November, the invested portfolio amount for the City of Palmdale totaled $230,918,319, a decrease of $1,971,783 from the previous month and an increase of $51,223,419 in comparison to last year. The decrease in overall portfolio balance from the previous month is a result of debt service payment made during the month. The City did not purchase any new securities during the month, and there were no securities called or matured during the month.

The par value of Successor Agency's portfolio as of October was $6,753,506. The balance increased by $474,427 as a result of advances of funds to pay upcoming debt service payments.

All investments meet criteria appropriate to Section 8 of the Investment Policy. The portfolios are based on a combination of various investments, including CDs, Corporate Notes, U.S. Treasury Securities and Government Agency Paper, each adhering to portfolio percentage limitations.

The Finance Division is the custodian for the City and Successor Agency's investment portfolio and follows the three main principles of both entity's investment policy to 1) Investment in financial instruments that mitigate the risk of monetary losses stemming from market fluctuations; 2) Establish and maintain a portfolio that has sufficient liquidity to allow the City and Successor Agency to meet all anticipated cash requirements; and 3) Seek out investment instruments that provide a competitive market rate of return.

Liquidity

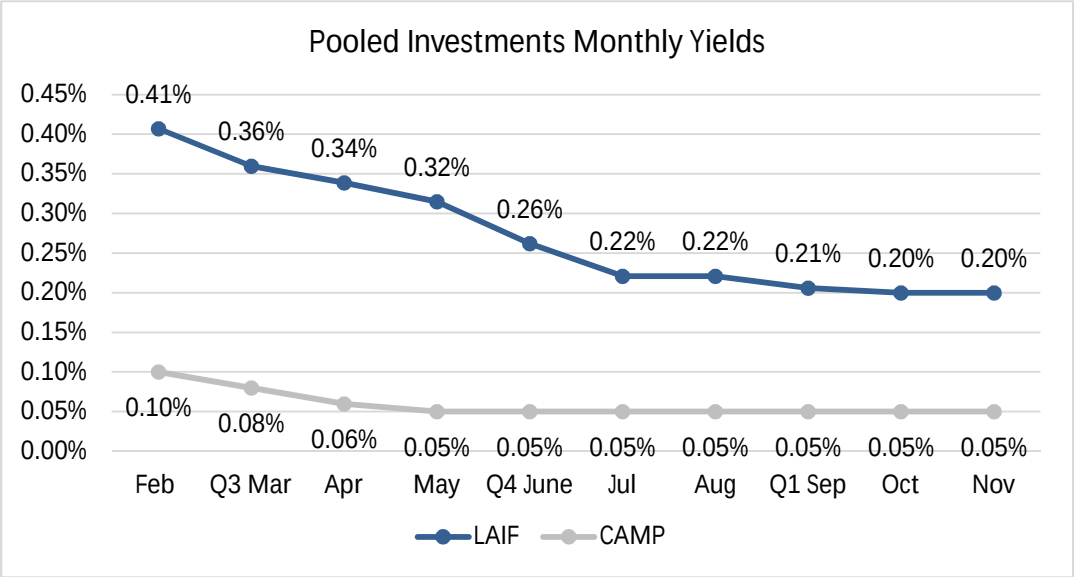
One core approach the Finance Division focuses on, is providing liquidity to measure up to the City and Successor Agency's operational requirements. Thus, the Finance Department is currently investing in two pooled funds, LAIF and CAMP. These are intended for the daily operational activities, used for economic uncertainties and maintenance needs. The pooled funds provide a higher liquidity ratio to ensure the City and Successor Agency meet cash flow requirements.

Total LAIF balance for the City of Palmdale is $134,967,143 compared to October's balance of $136,967,143. The decrease in balance is due to interest received during the month.

Successor Agency LAIF balance at the end of October was $5,195,074, a 0.1 percent increase from June, and flat to the prior month.

CAMP's balance for City of Palmdale is $248,725 compared to October's balance of $248,715. The slight increase is due to interest received during the month.

The interest rates presented are the most current rates available as of the date of this report. As of November 30, 2021, the interest rates for LAIF and CAMP investments were at .21 percent and .05 percent, respectively. By comparison, the LAIF and CAMP interest rates at the end of October were at .21 percent and .05 percent. Both rates have steadily declined over the past year and are holding flat. This time last year, LAIF and CAMP rates were at 0.58 percent and .14, respectively.



The chart above shows both the Local Agency Investment Fund and California Management Program's average monthly yields beginning February 2020 through November 2021, the graph depicts the prolonged period of declining rates.

We anticipate the rates to remain fairly consistent in the upcoming months, considering the economic impacts of COVID. Overall, LAIF shows better performance than CAMP in interest rates. The difference between the performance of the two funds is partly due to the varying pool characteristics. CAMP's portfolio composition is much more subject to market volatility, resulting in performance variation.

<u>Diversity</u>

The Finance Division aims to diversify the investment portfolios to avoid incurring unreasonable and avoidable risks regarding specific security types or individual financial institutions.

City of Palmdale and Successor Agency's investment portfolios remain strongly diversified. The monthly and quarterly reports include all investments held by both entities and current book values as of November 30, 2021.

In November, there were no purchases of securities, and no securities were called or matured.

It is anticipated that both the City of Palmdale and Successor Agency will have sufficient moneys to meet its expenditure requirements for the next 6 months as we continue to monitor any financial impact due to the Coronavirus pandemic.

Attached are summaries of the investments on the City of Palmdale and Successor Agency's books as of November 30, 2021.

FISCAL IMPACT

There is no fiscal impact associated with the recommended actions for this report.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

B. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Janelle Samson, Assistant Finance Manager
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Monthly Report on City of Palmdale Investments
2. Monthly Report on Successor Agency Investments

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
November 30, 2021
CITY OF PALMDALE INVESTMENTS

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	FDIC Number	INTEREST RATE	PAR AMOUNT	PURCHASE AMOUNT	INVESTED AMOUNT
U.S. TREASURY SECURITIES					Yield			
05-31-19	04-30-24	CITY	9128286R6 U.S. Treasury Note		2.03	5,000,000.00	5,051,650.00	5,256,640.00
01-19-21	05-31-23	CITY	9128284S6 U.S. Treasury Note		2.75	2,815,000.00	2,985,994.41	2,950,035.55
03-19-21	12-31-25	CITY	9128285T3 U.S. Treasury Note		2.63	3,000,000.00	3,260,634.36	3,244,110.00
05-11-21	02-28-26	CITY	9128286F2 U.S. Treasury Note		0.66	3,000,000.00	3,261,331.50	3,231,330.00
05-11-21	12-31-24	CITY	9128283P3 U.S. Treasury Note		0.40	3,000,000.00	3,200,040.56	3,175,080.00
06-04-21	12-31-22	CITY	912828N30 U.S. Treasury Note		0.05	3,000,000.00	3,097,665.56	3,087,420.00
06-04-21	12-31-23	CITY	912828V23 U.S. Treasury Note		0.20	4,000,000.00	4,210,026.50	4,188,600.00
07-12-21	12-31-23	CITY	9128285U0 U.S. Treasury Note		2.63	5,000,000.00	5,294,239.83	5,294,239.83
07-12-21	12-31-25	CITY	9128285T3 U.S. Treasury Note		2.63	5,000,000.00	5,456,238.24	5,456,238.24
07-12-21	12-31-23	CITY	912828V23 U.S. Treasury Note		2.25	5,000,000.00	5,247,829.98	5,247,829.98
			TOTAL U.S. TREASURY SECURITIES			$ 38,815,000.00	$ 41,065,650.94	$ 41,131,523.60
GOVERNMENT AGENCY PAPER								
06-05-19	06-05-23	CITY	3133EKPT7 Fed Farm Credit Bk		2.13	5,000,000.00	5,008,600.00	5,178,913.05
06-10-20	06-16-25	CITY	3133ELK37 Federal Farm Credit		0.78	5,000,000.00	5,000,000.00	5,000,332.40
08-07-20	05-06-24	CITY	3133EL2X1 Federal Farm Credit		0.42	2,000,000.00	2,000,000.00	1,985,613.10
08-27-20	11-27-24	CITY	3134GWNG7 Freddie Mac Domestic		0.50	2,000,000.00	2,000,000.00	1,998,606.02
04-01-21	04-01-25	CITY	3133EMUP5 Fed Farm Credit		0.71	5,000,000.00	5,000,000.00	5,001,585.95
05-11-21	09-04-25	CITY	3133EJYM5 FFCB Bond		0.59	1,000,000.00	1,103,275.25	1,094,660.00
05-11-21	09-04-25	CITY	3133EJYM5 FFCB Bond 0.57		0.57	2,000,000.00	2,208,460.00	2,189,320.00
06-04-21	11-07-25	CITY	3135G06G3 Fannie Mae		0.55	3,000,000.00	2,993,675.25	2,967,390.00
06-04-21	08-01-24	CITY	3130AMHH8 FHLB NOTE		0.41	4,000,000.00	4,000,000.00	3,979,555.16
06-07-21	06-07-24	CITY	3130AMQR6 FHLB NOTE		0.35	3,000,000.00	3,000,000.00	2,986,755.36
06-30-21	12-30-25	CITY	3130AMRQ7 FHLB NOTE		0.88	3,000,000.00	3,000,000.00	2,981,324.28
07-29-21	04-29-26	CITY	3130AN5C0 FHLB NOTE		1.05	4,000,000.00	4,010,455.13	4,010,455.13
	c = callable							
			TOTAL GOVERNMENT AGENCY PAPER			$ 39,000,000.00	$ 39,324,465.63	$ 39,374,510.45
CERTIFICATES OF DEPOSIT								
05-11-18	05-11-22	CITY	05580AMR2 Bmw Bank North America	35141	2.95	245,000.00	245,000.00	251,143.62
05-15-18	05-16-22	CITY	86063QAN5 Stifel Bank & Trust	57311	2.85	245,000.00	245,000.00	250,964.53
05-18-18	05-18-22	CITY	29278TBF6 Enerbank Usa	57293	2.95	245,000.00	245,000.00	251,216.88
05-31-17	05-31-22	CITY	02587CFM7 American Express Bk	35328	2.40	245,000.00	245,000.00	250,250.84
06-01-17	05-31-22	CITY	51210SMT1 Lakeside Bank	19573	2.00	245,000.00	245,026.85	249,319.60
05-10-18	05-10-23	CITY	61747MX30 Morgan Stanley Bank Na	32992	3.15	245,000.00	245,000.00	258,447.32
05-11-18	05-11-23	CITY	87164WWF1 Synchrony Bank	27314	3.15	245,000.00	245,000.00	258,465.69
05-11-18	05-11-23	CITY	17312QL23 Citibank Na	7213	3.15	245,000.00	245,000.00	258,465.69
05-15-18	05-15-23	CITY	20033AYE0 Comenity Capital Bank	57570	3.10	245,000.00	245,000.00	258,255.73
			TOTAL CERTIFICATES OF DEPOSIT			$ 2,205,000.00	$ 2,205,026.85	$ 2,286,529.90

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
November 30, 2021

CORPORATE NOTES

03-10-20	03-01-23	CITY	30231GAR3 Exxon Mobil	2.73	1,000,000.00	1,045,330.00	1,035,276.25
03-10-20	05-13-22	CITY	037833BF6 Apple Inc	2.70	1,000,000.00	1,039,820.00	1,021,372.65
03-10-20	11-03-22	CITY	594918BH6 Microsoft Corp	2.65	1,000,000.00	1,047,870.00	1,028,648.84
03-10-20	01-13-23	CITY	037833DE7 Apple Inc	2.40	1,000,000.00	1,041,800.00	1,032,294.50
03-10-20	12-14-22	CITY	92826CAC6 VISA Inc	2.80	1,500,000.00	1,572,135.00	1,549,706.22
06-10-20	04-15-23	CITY	30231GBL5 Exxon Mobil Corp	1.75	5,000,000.00	5,000,000.00	5,110,650.00
06-10-20	05-11-23	CITY	166764BV1 Chevron Corp	1.14	2,075,000.00	2,075,000.00	2,105,595.85
			TOTAL CORPORATE BONDS		$ 12,575,000.00	$ 12,821,955.00	$ 12,883,544.31

STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND

09-01-84	n/a	CITY ACCOUNT	98-19-620	0.78	65,060,052.63	65,060,052.63	65,060,052.63
06/23/08	n/a	PCA ACCOUNT	40-19-060	0.78	52,194,291.68	52,194,291.68	52,194,291.68
	n/a	ARPA ACCOUNT	19-19-004	0.78	17,700,351.50	17,700,351.50	17,700,351.50
			TOTAL LAIF ACCOUNTS		$ 134,954,695.81	$ 134,954,695.81	$ 134,954,695.81

CAMP- CALIFORNIA ASSET MANAGEMENT PROGRAM

6080-01	n/a	CITY ACCOUNT	6080-01	0.30	248,725.47	248,725.47	248,725.47
			TOTAL CAMP ACCOUNTS		$ 248,725.47	$ 248,725.47	$ 248,725.47

UBS FINANCIAL SERVICES

n/a	n/a	CITY ACCOUNT		0.00	38,789.76	38,789.76	38,789.76
			TOTAL UBS FINANCIAL SERVICES ACCOUNTS		$ 38,789.76	$ 38,789.76	$ 38,789.76

TOTAL CITY INVESTMENTS	$ 227,837,211.04	$ 230,659,309.46	$ 230,918,319.30

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
November 30, 2021

LIBRARY INVESTMENTS

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT NUMBER	INTEREST RATE	INVESTED AMOUNT
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND					
11-20-84	n/a	LIBRARY	16-19-012	0.78	12,446.83
			TOTAL LIBRARY INVESTMENTS		$ 12,446.83

FISCAL AGENT CASH

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT NUMBER	INTEREST RATE	INVESTED AMOUNT
BOND PROCEEDS					
SIERRA GATEWAY COMMUNITY FACILITIES DISTRICT 91-1					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
05-10-95	n/a	BOND	95421220	0.01	106.62
05-10-95	n/a	IMPROVEMENT	95421222	0.01	154,937.06
City Held Cash	(Fund 736-114000)	($255,912.67)			
			TOTAL SIERRA GATEWAY COMMUNITY FACILITIES DISTRICT 91-1		$ 155,043.68
BOND PROCEEDS					
RITTER RANCH COMMUNITY FACILITIES DISTRICT 93-1					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
04-06-95	n/a	RESERVE-SEN	95420880	n/a	0.00
04-06-95	n/a	IMPV-ACQUI	95420884	0.01	2,585,345.26
04-06-95	n/a	BOND	95420887	0.00	0.15
City Held Cash	(Fund 738-114000)	($1,000,675.82)			
			TOTAL RITTER RANCH COMMUNITY FACILITIES DISTRICT 93-1		$ 2,585,345.41
BOND PROCEEDS					
ANAVERDE COMMUNITY FACILITIES DISTRICT 2003-1					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
08-01-19	n/a	RESERVE	242969003	0.00	722,957.02
08-01-19	n/a	SP TAX - REFUNDING BC	242969004	0.01	15,149.03
08-01-19	n/a	SP TAX - REFUNDING BC	242969005	0.01	300.42
City Held Cash	(Fund 734-114000)	$900,917.97			
			TOTAL ANAVERDE COMMUNITY FACILITIES DISTRICT 2003-1		$ 738,406.47

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
November 30, 2021

BOND PROCEEDS
2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER)
Fiscal Agent: U.S. Bank National Association (fka First Trust)

08-02-05	n/a	SPEC TRB SER A/B	790330000	0.01	0.00
08-02-05	n/a	RESERVE FUND	790330002	0.01	0.00

City Held Cash (Fund 735-114000) $744,688.56

TOTAL 2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) $ -

BOND PROCEEDS
2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) REFUNDED 2021
Fiscal Agent: U.S. Bank National Association (fka First Trust)

	n/a	SPEC TRB SER A/B	251009000	0.01	14.82
	n/a	RESERVE FUND	251009001	0.01	639,066.81

City Held Cash

TOTAL 2005 $7.2M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) REFUNDED 2021 $ 639,081.63

BOND PROCEEDS
2006-1 Godde Hill Estate Sewer Improvements LOIB
Fiscal Agent: U.S. Bank National Association (fka First Trust)

11-08-06	n/a	REDEMPTION FUND	106844000	0.01	64,453.07
11-08-06	n/a	ADM EXP	106844002	0.01	1,594.36
11-08-06	n/a	RESERVE FUND	106844003	0.01	105,752.74

City Held Cash (Fund 739-114000) $127,799.09

TOTAL 2006-1 Godde Hill Estate Sewer Improvements LOIB $ 171,800.17

BOND PROCEEDS
2007 $19.9M COP Power Plant Land Acquisition
Fiscal Agent: U.S. Bank National Association (fka First Trust)

04-12-07	n/a	LEASE PAYMENT	112055000	0.01	0.00
04-12-07	n/a	RESERVE FUND	112055001	0.00	0.00

TOTAL 2007 $19.9M COP Power Plant Land Acquisition $ -

BOND PROCEEDS
2007 $6.5M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER)
Fiscal Agent: U.S. Bank National Association (fka First Trust)

08-23-07	n/a	BOND FUND	117856000	0.01	0.00
08-23-07	n/a	RESERVE FUND	117856002	0.01	0.00

TOTAL 2007 $6.5M COMMUNITY FACILITIES DISTRICT 05-1 (TRADE AND COMMERCE CENTER) $ -

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
November 30, 2021
FISCAL AGENT CASH

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT NUMBER	INTEREST RATE	INVESTED AMOUNT
BOND PROCEEDS					
2012 PFA $8.7M LEASE REVENUE BONDS					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
12-19-12	n/a	REVENUE FD	201546000	0.00	2.59
12-19-12	n/a	INTEREST ACCOUNT	201546001	n/a	0.00
12-19-12	n/a	PRINCIPAL ACCOUNT	201546002	n/a	0.00
		TOTAL 2012 PFA $8.7M LEASE REVENUE BONDS			$ 2.59
2013 HA PALMDALE TRANSIT VILLAGE HOMES LLC ESCROW					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
10-11-13	n/a	ESCROW FUND	206455000	0.00	2,979,512.65
		TOTAL 2013 HA TRANSIT VILLAGE HOMES ESCROW			$ 2,979,512.65
2015 HA DEBT SERVICE RESERVE					
Fiscal Agent: Bank of America					
11-19-15	n/a	DEBT SVC RESERVE	1257964992	0.08	39,111.80
		TOTAL 2015 HA DEBT SERVICE RESERVE			$ 39,111.80
PARS RESTRICTED CASH FOR PENSION STABILIZATION TRUST FUND					
05-23-18	n/a	CITY	104790895775 Public Agency Retirement Services	2.60	7,201,082.06
		TOTAL PARS PENSION TRUST FUND			$ 7,201,082.06
BOND PROCEEDS					
2015 HA $4.3M MULTIFAMILY HOUSING REVENUE BONDS					
Fiscal Agent: U.S. Bank National Association (fka First Trust)					
09-03-15	n/a	BOND FUND	277067000	0.00	144,591.72
09-03-15	n/a	INTEREST ACCT	277067001	0.01	6.95
09-03-15	n/a	BOND RESERVE	277067003	0.00	281,022.06
09-03-15	n/a	REPAIR & REPLACE FUN	277067004	0.00	1,078,345.02
		TOTAL 2015 HA $4.3M MULTIFAMILY HOUSING REVENUE BONDS			$ 1,503,965.75

BOND PROCEEDS

2017 PFA $17.4M LEASE REVENUE BONDS

Fiscal Agent: U.S. Bank National Association (fka First Trust)

04-05-17	n/a	REVENUE FUND	271128000	0.00		2.04
04-05-17	n/a	PRINCIPAL ACCT	271128002	n/a		0.00
			TOTAL 2017 PFA $17.4M LEASE REVENUE BONDS		$	2.04
		Total City Held Cash (XXX-114000)	$516,817.13			
			GRAND TOTAL - FISCAL AGENT CASH		$	15,374,272.62

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
November 30, 2021
SUMMARY OF CASH AND INVESTMENTS

Cash on Hand			$	7,621,306
				($1,157,391)
Pooled Cash Investments				($7,930,873)
				$6,717,149
City:	$	220,149,706		$0
Insur Fund:		$10,768,613	$	230,918,319
Library Investments				$12,447
Subtotal			$	236,180,956
City/AD/CFD/PCA/PFA/HA Fiscal Agent Cash			$	15,374,273 *
Grand total			$	251,555,229

The interest rate quoted on LAIF, AIM, and Fiscal Agent/Trustee accounts is the most current rate available.
LAIF & AIM interest rates are as of November 30, 2021.

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS

POOLED CASH - LOCAL AGENCY INVESTMENT FUND (LAIF), CALIFORNIA ASSET MANAGEMENT PROGRAM (CAMP), & UBS FINANCIAL SERVICES
November 30, 2021

TRANSACTION DATE	DEPOSIT	WITHDRAWAL	INTEREST RECEIVED	BALANCE
CITY ACCOUNT 98-19-620				
Beginning Balance				$ 67,060,052.63
11/17/21		$ (2,000,000.00)		
Subtotal	$ -	$ (2,000,000.00)	$ -	$ 65,060,052.63
PCA ACCOUNT 40-19-060				
Beginning Balance				$ 52,194,291.68
Subtotal	$ -	$ -	$ -	$ 52,194,291.68
LIBRARY ACCOUNT 16-19-012				
Beginning Balance				$ 12,446.83
Subtotal	$ -	$ -	$ -	$ 12,446.83
ARPA ACCOUNT 19-19-004				
Beginning Balance				$ 17,700,351.50
Subtotal	$ -	$ -	$ -	$ 17,700,351.50
CAMP - CALIFORNIA ASSET MANAGEMENT PROGRAM				
Beginning Balance				$ 248,715.13
11/30/21			$ 10.34	
Subtotal	$ -	$ -	$ 10.34	$ 248,725.47
UBS Financial Services				
Beginning Balance				$ 10,583.51
11/08/21			$ 7,500.00	
11/30/21		$ (18,000.00)		
11/30/21			$ 38,706.25	
Subtotal	$ -	$ (18,000.00)	$ 46,206.25	$ 38,789.76
Total	$ -	$ (2,018,000.00)	$ 46,216.59	$ 135,254,657.87

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS

POOLED CASH - INVESTMENTS MATURED OR CALLED
November 30, 2021

TN = US Treasury
FP = Federal Paper
CD = Certificate of Deposit
C = Call
M = Maturity
CB = Corporate Bond

ISSUER	PURCHASE DATE	MATURITY DATE	REDEMPTION DATE	FACE VALUE REDEEMED	INTEREST RECEIVED	NET FUNDS	INVESTED AMOUNT	GAIN/ (LOSS)
						$ -		$0.00
						$ -		$0.00
				$ -	$ -	$ -	$ -	$ -

Total Number of Transactions: 0

CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS

POOLED CASH - INVESTMENTS PURCHASED
November 30, 2021

TN = US Treasury
FP = Federal Paper
CD = Certificate of Deposit
CN = Corporate Notes

ISSUER	PURCHASE DATE	MATURITY DATE	FACE VALUE	PREMIUM / (DISCOUNT)	PURCHASE PRICE	ACCRUED INTEREST PURCHASED	NET PURCHASE	Yield
				$ -	$ -			
				$ -	$ -			
				$ -	$ -			
				$ -	$ -			
			$ -	$ -	$ -	$ -	$ -	

Total Number of Transactions: 0

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS
November 30, 2021

SUCCESSOR AGENCY POOLED CASH INVESTMENTS

PURCHASE DATE	MATURITY DATE	FUND	ACCOUNT/ INSTITUTION	INTEREST RATE	INVESTED AMOUNT	TOTAL
STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND						
09-01-84	n/a	SA ACCOUNT	65-19-035	0.78	5,195,074.29	
TOTAL LAIF ACCOUNTS						$ 5,195,074.29

FISCAL AGENT CASH

BOND PROCEEDS						
CRA - 2002 Sub Lien Tax Allocation Bonds $5.3M ($5,329,748.25)						
Fiscal Agent: U.S. Bank National Association						
08-20-02	n/a	RESERVE FUND	94460700	0.01	527,753.63	
08-20-02	n/a	INTEREST ACCT	94460701	0.01	616,316.55	
08-20-02	n/a	PRINCIPAL ACCT	94460702	0.01	348,683.39	
TOTAL CRA - 2002 Sub Lien Tax Allocation Bonds $5.3M ($5,329,748.25)						$ 1,492,753.57
BOND PROCEEDS						
2016 SA $31.5M Tax Allocation Refunding Bonds Series A						
Fiscal Agent: U.S. Bank National Association (fka First Trust)						
04-26-16	n/a	DEBT SERVICE	245113000	0.00	4.95	
04-26-16	n/a	INTEREST ACCT	245113001	N/A	0.00	
TOTAL 2016 SA $31.5M Tax Allocation Refunding Bonds Series A						$ 4.95
GRAND TOTAL - FISCAL AGENT CASH						$1,492,759

SUMMARY OF CASH AND INVESTMENTS

Cash on Hand	$ 65,673
Pooled Cash Investments	$ 5,195,074
Successor Agency Fiscal Agent Cash	$1,492,759
Grand total	$ 6,753,506

* The interest rate quoted on LAIF and Fiscal Agent/Trustee accounts is the most current rate available.
LAIF interest rates are as of November 30, 2021.

SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE
TREASURER'S REPORT OF INVESTMENTS

POOLED CASH - LOCAL AGENCY INVESTMENT FUND (LAIF)
November 30, 2021

TRANSACTION DATE	DEPOSIT	WITHDRAWAL	INTEREST RECEIVED	BALANCE
SA ACCOUNT 65-19-035				
Beginning Balance				$ 5,195,074.29
Subtotal	$ -	$ -	$ -	$ 5,195,074.29

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER'S OFFICE - FINANCE DIVISION**

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-008, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE STATING THE CITY'S INVESTMENT POLICY AND REPEALING RESOLUTION NO. CC 2021-029.**

ISSUE

Adopt Resolution No. CC 2022-008, A Resolution of the City Council of the City of Palmdale stating the City's Investment policy and repealing Resolution No. CC 2021-029.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC 2022-008 stating the Investment Policy for the City of Palmdale and repeal Resolution No. CC 2021-029.

BACKGROUND

The City Council adopted Resolution No. CC 2021-029 on April 6, 2021, stating the City's Investment Policy. The City reviews the Investment Policy annually and makes changes where necessary. All changes conform to California Government Codes [53600 - 53610].

DISCUSSION

There are no changes to the Investment Policy, however, staff seeks council approval of the policy annually whether changes exist or not per California Government Code 53607, where it states that the code provides the authority for the legislative body of the local agency to invest the funds of the local agency, or to delegate the full responsibility to the treasurer of the local agency for a one-year period.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

B. Establish healthy reserves for ongoing replacement and repair of capital while stabilizing the annual spending.

C. Pursue alternative financing opportunities for continued infrastructure improvements and quality community programs.

Prepared by:	Willy Galindo
Certified as to availability of Funds:	Keith Kang
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Resolution No. CC 2022-008

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-008

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE STATING THE CITY'S INVESTMENT POLICY AND REPEALING RESOLUTION NO. CC 2021-029.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. Purpose

This Resolution states the City's investment policy which is intended to provide guidelines to the City Treasurer for the prudent investment of the City's temporary idle cash not otherwise governed by bond indentures or bond resolutions, and to outline policies for maximizing the efficiency of the City's cash management system. The goal is to enhance the economic status of the City while protecting its pooled cash. These guidelines do not supersede applicable State laws and City ordinances. A Glossary of investment terms is provided at the end of the resolution for reference.

SECTION 2. Scope

This investment policy applies to the investment of all cash and various funds of the City as identified in the Annual Comprehensive Financial Report, except for the employee's retirement and deferred compensation funds and those cash assets governed by bond indentures or bond resolutions. The following is a list of funds included:

2.1 General Fund

2.2 Special Revenue Funds

2.3 Capital Project Funds

2.4 Trust and Successor Agency Funds not otherwise invested with the Trustee/Fiscal Agent

SECTION 3. Prudence

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

3.1 Governing bodies of local agencies, or persons authorized to make investment decisions on behalf of the agency, are trustees, and therefore fiduciaries subject to the prudent investor standard. The trustee is required to consider the general

economic conditions and the anticipated needs of the agency when investing, reinvesting, purchasing, acquiring, exchanging, and selling or managing public funds.

3.2 The standard of prudence to be used by investment officials shall be the prudent person standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely manner and appropriate action is taken to control adverse developments.

SECTION 4. Objectives

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The City Treasurer maintains a diversified portfolio to accomplish the primary objectives of safety, liquidity, and yield (in that order of priority).

4.1 Safety: The safety/risk associated with an investment refers to the potential loss of principal, accrued interest or a combination of these. The City seeks to mitigate credit risk by continual monitoring of financial institutions with which it will do business and by careful scrutiny of the credit worthiness of the investment instruments as well as the institutions. Such resources as Moody's Investor, Standard & Poor's and Fitch rating services are utilized for this review. The City seeks to mitigate rate risk through diversification of instruments as well as maturities.

4.2 Liquidity: The portfolio will be structured with sufficient liquidity to allow the City to meet all anticipated cash requirements. This will be accomplished through matching maturities to expected cash needs, the State Local Agency Investment Fund (LAIF), California Asset Management Program (CAMP), and AAA/Aaa rated money market funds with immediate withdrawal provision.

4.3 Yield: A competitive market rate of return is the third objective of the investment program after the fundamental requirements of safety and liquidity have been met.

SECTION 5. Delegation of Authority

California Government Code Section 53607 provides the authority for the legislative body of the local agency to invest the funds of the local agency, or to delegate the full responsibility to the treasurer of the local agency for a one-year period. The legislative body may renew such delegation of authority to the treasurer each year.

5.1 City Council: By adoption of this policy, the City Council has authorized the City Treasurer to invest City surplus funds in accordance with California Government Code Section 53600, et. seq. and to invest Agency bond or COP proceeds in accordance with California Government Code Section 5922(d) and 53601(l). The delegation of authority to the City Treasurer shall remain in effect until it expires or is revoked,

whichever occurs first. The City Treasurer shall make a monthly report to the City Council of all transactions made pursuant to this delegation of authority.

5.2 City Treasurer: The execution of investment transactions on a daily basis will be conducted by the City Treasurer or may be delegated to the Deputy City Treasurer. The City Treasurer has established a system of controls and a segregation of responsibilities of investment functions to assure maintenance of internal control over the investment function.

5.3 The City Treasurer retains the authority to amend the Investment Policy, Guidelines, and Procedures at any time in order to carry out the duties as chief investment officer for the City. Notice of any such required amendment will be given to the Investment Oversight Committee and the City Council.

SECTION 6. Ethics and Conflicts of Interest

Employees involved in the investment of City funds shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair, or appear to impair, their ability to make impartial investment decisions. The City Treasurer shall comply with the reporting requirements of the Political Reform Act of 1974 regarding disclosure of material financial interests and shall file an annual Statement of Economic Interests.

SECTION 7. Authorized Financial Dealers and Institutions

7.1 The City shall transact business only with nationally or state-chartered banks and licensed investment securities dealers. The City Treasurer shall maintain a listing of financial institutions authorized to provide investment services to the City.

7.2 Selection of financial institutions and broker/dealers authorized to engage in transactions with the City shall be at the sole discretion of the City.

7.3 The Treasurer and the Investment Oversight Committee shall obtain information from qualified financial institutions to determine if the institution makes markets in securities appropriate for the City's needs, can assign qualified sales representatives and can provide written agreements to abide by the conditions set forth in the City of Palmdale Investment Policy. Investment accounts with all financial institutions shall be standard non-discretionary accounts and may not be margin accounts.

7.4 All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply to the Treasurer the following: audited financial statements, proof of National Association of Security Dealers certification, proof of state registration, broker/dealer questionnaire, and certification of having read the California Government Code Section 53600 *et seq.* and the City's Investment policy and that all securities offered to the City shall comply fully and in every instance with all provisions of the California Government Code.

7.5 The signatures of two individuals shall be required for the opening and closing of any bank account and broker account (the Treasurer or City Manager, and the Mayor or Mayor Pro Tem). The Accounting Officer, who is independent of the investment function, shall keep a record of all opened and closed accounts. On an annual basis, the Accounting Officer shall provide this list of accounts to the City's independent auditor.

7.6 Public deposits shall be made only in qualified public depositories within the State of California as established by State law. The Federal Deposit Insurance Corporation shall insure deposits, or, to the extent the amount exceeds the insured maximum, shall be collateralized with securities in accordance with State law.

7.7 Whenever possible, investment staff shall obtain a minimum of two quotations, preferably three, prior to entering into an investment transaction. Staff will buy or sell at the price that is most advantageous to the City and meets investment requirements. Treasury bills, treasury notes, and federal agency securities will only require one quotation due to minimal commissions.

SECTION 8. Authorized and Suitable Investments for Surplus Funds

California Government Code Section 53601 defines eligible securities for the investment of surplus funds by local agencies. Surplus funds of the City are invested in compliance with this statute and as further limited in this Investment Policy. In any event, no security may be purchased with a remaining maturity in excess of five years without specific legislative authority.

8.1 Demand deposits of up to $2,000,000 (and $2,500,000 in the aggregate) with Bank of America or Wells Fargo Bank.

8.2 Bank of America Cash Management Sweep Agreement.

8.3 U.S. Government: United States Treasury Bills, Notes, and Bonds are backed by the full faith and credit of the United States Government. There shall be no limitation as to the percentage of the portfolio invested in this category. The maturity on these investments shall not exceed five years without the prior approval of the Investment Oversight Committee.

8.4 U.S. Government: United States Federal Agency Securities are backed by the implied support of the United States Government. There shall be no limitation as to the percentage of the portfolio invested in this category. The maturity on these investments shall not exceed five years without the prior approval of the Investment Oversight Committee.

8.5 Municipal Obligations: Bonds, notes, warrants, or other evidence of indebtedness of the State of California or of any local agency within the State of California. A maximum of 10 percent may be invested in municipal obligations. The maturity on these investments shall not exceed State investment guidelines of five years without the prior approval of the Investment Oversight Committee. In addition, the issuer itself must meet the minimum State investment guidelines of having a minimum credit rating of "A" or

equivalent by two of the three major rating agencies (Moody's, Standard & Poor's, and Fitch).

8.6 Corporate Notes: Medium Term Corporate Notes, with a maximum maturity of five years may be purchased. Securities eligible for investment shall be rated A or better by Moody's or Standard & Poor's rating services. A maximum of 15 percent of the portfolio may be invested in medium term corporate notes.

8.7 Bankers Acceptances: Bills of exchange or time drafts drawn on and accepted by commercial banks, which are eligible for purchase by the Federal Reserve System, are known as banker's acceptances. Purchases of these instruments may not exceed 180 bankers days maturity. A maximum of 2 percent may be invested in the bankers acceptances of any one commercial bank except the two banks listed in Section 8.1 above, in which case the limit, when aggregated with the funds in demand deposits in any one of those two banks, will not be more than 40 percent of the City's total invested funds.

8.8 Certificates of Deposit (CDs): Certificates of deposit or "time deposits" of up to $250,000 are federally insured. Beyond that amount, these CDs must be collateralized with the collateral held separately from the issuing institution. The value of the investment must have collateral of at least 110 percent if government securities, or collateral of at least 150 percent if mortgage-backed securities. Statute does not limit CDs; however, this Investment Policy shall limit such investments to a maximum of 25 percent of the portfolio and to a maximum of 15 percent deposited in any one institution. In addition, time deposits shall be placed in institutions meeting all capital requirements and rated" AA" or higher by two of the three major rating agencies (Moody's, Standard & Poor's, and Fitch) for any deposits over $250,000.

If a local bank does not have two ratings from two of the three rating agencies that are double AA or higher (Moody's, Standard & Poor's, and Fitch), then the City Treasurer will use alternative methods to determine the financial strength of the local bank when depositing over $250,000. The alternative methods will include a review of the latest three-year earnings trend and a review of the ratios showing bank capital as a percentage of weighted assets and average assets. These ratios are shown in the audited annual report for each bank and will be reviewed annually. The Federal Deposit Insurance Corporation (FDIC) issues standards for the determination of well capitalized.

Investments in local banks will be limited to banks that are well capitalized as exhibited in the audited annual report. Initial investments with local banks will be no more than $250,000. Additional amounts may be invested with local banks subject to the approval of City Council. The maximum allowable investment in any local bank will be $1,000,000. The maximum allowable investment for local banks will be reviewed annually and may be adjusted up or down subject to City Council approval.

Investments in the CDARS program are permitted. CDARS, the Certificate of Deposit Account Registry Service, is an investment vehicle established to allow investing participants to have full federal insurance on deposits up to $50 million and to earn one

interest rate per deposit. A deposit is placed with a network member institution that uses CDARS to place the deposit into several certificates of deposits issued by network banks. The maximum placed into each certificate of deposit by the network member institution is $250,000 to ensure full federal insurance by the FDIC.

8.9 Mutual Funds: Shares of beneficial interest (mutual funds) issued by diversified management companies investing in securities/obligations authorized by California Government Code Section 53600, et. seq., and complying with Section 53630, are permitted investments. Section 53601(k) further defines requirements. A maximum of 15 percent of the portfolio may be so invested in funds that have the highest rating (e.g., AAA) provided by two of the three major rating agencies (Moody's, Standard & Poor's, and Fitch).

8.10 Local Agency Investment Fund (LAIF): The Local Agency Investment Fund has been established by the State Treasurer for the benefit of local agencies. The City may invest up to the maximum permitted by the LAIF.

8.11 Capital Asset Management Program (CAMP): Pooled money market investment program has been established by California public agents (board of trustees) for the benefit of local agencies. The Pool is a permitted investment for all local agencies under California Government Code Section 53601(p). The City may invest up to the maximum permitted by the CAMP.

8.12 Ineligible Investments: Investments not described herein, including but not limited to common stocks and financial futures contracts and options, are prohibited in this fund. Additionally, the Treasurer shall not invest in reverse floaters, range notes, or interest only strips that are derived from a pool of mortgages, nor may the Treasurer invest in any security that could result in zero interest accrued if held to maturity.

8.13 Permitted Investments Summary:

Investment Type	Maximum Maturity	Maximum Specified % of Portfolio	Minimum Quality Requirements
Demand Deposits with Bank of America or Wells Fargo Bank	N/A	$2 million each or $2.5 million in aggregate	N/A
Overnight banks investment pools that invest solely in Investments allowable under this policy	N/A	10%	None
U.S. Treasury bonds/notes/bills	5 years	None	None
U.S. Government Agency obligations	5 years	None	None

Municipal Obligations	5 years	10%	“A” rating
Bankers' acceptances	180 days	40%	Federal Reserve eligible
Certificates of deposit	5 years	25%	“AA” rating above $250,000 deposit
Mutual Funds	N/A	15%	“AAA” rating
Local Agency Investment Fund (LAIF) (not to exceed $65,000,000 per account)	N/A	None	None
California Asset Management Program (CAMP) (not to exceed $65,000,000 per account)	N/A	None	None

SECTION 9. Authorized and Suitable Investments for Bond or COP Proceeds

California Government Code Section 5922 authorizes “Investment Securities”, “Permitted Investments”, or “Qualified Investments” defined in the Bond or COP documentation for each issuance. This Code Section was enacted in recognition of the unique needs inherent in the investment of these proceeds. In addition to the investments authorized for the City’s surplus funds in Section 8 above, the bond indenture can expand the investments in accordance with the documents to include such investment instruments such as Investment Agreements as defined in the documentation as per California Government Codes 53601(l) and 5922(d).

SECTION 10. Collateral

The issue of collateral requirements is addressed in California Code Section 53652. All active and inactive deposits must be secured at all times with eligible securities in securities pools pursuant to Sections 53656 and 53657. Eligible securities held as collateral shall have a market value in excess of the total amount of all deposits of a depository as follows:

* Government securities, at least 10 percent in excess
* Mortgage-backed securities, at least 50 percent in excess
* Letters of credit, at least 5 percent in excess

SECTION 11. Safekeeping and Custody

All security transactions entered by the City shall be conducted on a delivery versus payment or debit checking basis, whichever is more beneficial to the City. A third-

party custodian designated by the City Treasurer and evidenced by safekeeping receipts will hold securities.

SECTION 12. Diversification

To reduce portfolio risk while attaining market average rates, type and institution will suitably diversify the City's portfolio.

12.1 Security Type and Institution: With the exception of U.S. Treasury securities, U.S. Federal Agency Securities, and authorized pools, no more than 50 percent of the total portfolio will be invested in a single security type and no more than 15 percent with a single financial institution. Investments are further limited by specific language relating to each investment type as stated in Section 8 of this Policy.

12.2 Maximum Maturities: To the extent possible, the City Treasurer will attempt to match investments with anticipated cash flow requirements. The City's surplus portfolio will not be directly invested in securities that mature more than five years from the date of purchase. Reserve funds of bond or COP issues may be invested in instruments exceeding the five years in accordance with bond documents adopted by Council (maturity of such investments should coincide as nearly as practicable with expected use of funds).

SECTION 13. Internal Control

The City Treasurer shall provide for an annual review by an external independent auditor. This review will provide internal control by assuring compliance with the City's investment policies and procedures.

SECTION 14. Investment Oversight Committee

There is hereby created an Investment Oversight Committee consisting of the City Manager, City Treasurer, City Attorney, one rotating Council member, and the Mayor. Members of the Committee shall serve without additional compensation and shall meet at least quarterly to determine general strategies and to monitor results. The Committee shall include in its deliberations such topics as portfolio diversification, maturity structure, potential risks to City funds, authorized depositories, brokers and dealers, the target rate of return on investments, and such other topics as it may determine or as may be directed by the City Council. Any two members of the

Committee may request a special meeting. Four members shall constitute a quorum. The Committee shall establish its own rules of procedure. Minutes will be prepared for all Investment Committee meetings.

SECTION 15. Performance Standards

The City's investment portfolio shall be maintained to obtain a market average rate of return during various economic cycles. The rate of return will consider the City's constraints on investment risk and the City's cash flow needs. The City's investment strategy is active. Given this strategy, the criteria applied by the City Treasurer to

determine whether market yields are being achieved shall be the six-month United States Treasury Bill rate.

SECTION 16. Reporting

The City Treasurer shall prepare and present a monthly report to the City Manager and the City Council. This report shall be provided for all City and Successor Agency to the Community Redevelopment Agency pooled investments, as well as for Certificates of Participation, Revenue Bonds, Tax Allocation Bonds, Assessment Districts and Community Facilities District accounts that are managed by outside Fiscal Agents. The report shall contain the following information.

16.1 Cash receipts, disbursements and balances in total.

16.2 A summary of the portfolio at month end.

16.3 Information regarding interest earnings.

16.4 Reconciliation of cash disbursements.

16.5 A statement that provides the source of the market value presented.

16.6 A statement of compliance with investment policy, including a schedule of any transactions or holdings, which do not comply with this policy or with the California Government Code, including a justification for their presence in the portfolio and a timetable for resolution.

16.7 A statement of the City's ability to meet its expenditure requirements for the next six months.

16.8 Each quarter a supplement to the monthly report shall be prepared which details the following information for all City and Successor Agency to the Community Redevelopment Agency pooled investments under the management of the City.

- A listing of cost and market value of the portfolio.
- A listing of individual investment transactions during the month as required by Government Code section 53607.
- A listing showing par value, cost and accurate and complete market value of each investment type of investment, issuer, interest rate, maturity date and the weighted average maturity.

SECTION 17. Investment Policy Review

In addition to the reports described in Section 16, the City Treasurer must submit annually to the City Council, and to the Investment Oversight Committee, a statement of investment policy. This statement must be reviewed by the Investment Oversight

Committee and considered by the City Council at a public meeting. Any change in the City's investment policy must also be considered by the City Council at a public meeting.

SECTION 18. Repeal

Resolution No. CC 2021-029, adopted on April 6, 2021, is hereby repealed in its entirety.

SECTION 19. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January 2022.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

_____
Christopher Beck
City Attorney

ATTEST:

_____
Shanae S. Smith, City Clerk

I, Shanae Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January 2022 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____

_____
Shanae S. Smith, City Clerk

GLOSSARY

AGENCIES: Federal agency securities.

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR): The official annual report for the City of Palmdale. It includes combined statements and basic financial statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BASIS POINT: A basis point equals one one-hundredth of 1% (.01%).

BID: The price offered for securities:

BOOK ENTRY SECURITIES: All U.S. Treasury and Federal Agencies are maintained on computerized records at the Federal Reserve now known as "wireable" securities.

BROKER: A broker brings buyers and sellers together for a commission paid by the initiator of the transaction or by both sides; he does not position. In the money market, brokers are active in markets in which banks buy and sell money and in interdealer markets.

CALIFORNIA ASSET MANAGEMENT PROGRAM: Pooled money from various California public agencies that invests in obligations of the United States Government and its agencies, high-quality, short-term debt obligations of U.S. companies and financial institutions. The Pool is a permitted investment for all local agencies under California Government Code Section 53601(p).

CDARS: The Certificate of Deposit Account Registry Service is an investment vehicle established to allow investing participants to have full federal insurance on deposits up to $50 million and to earn one interest rate per deposit. A deposit is placed with a network member institution that uses CDARS to place the deposit into several certificates of deposits issued by network banks. The maximum placed into each certificate of deposit by the network member institution is $250,000 to ensure full federal insurance by the FDIC.

COLLATERAL: Securities, evidence of deposit or other property that a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CDs are typically negotiable.

COMMERCIAL PAPER (CP): An unsecured promissory note with a fixed maturity no longer than 270 days. Public offerings are exempt from SEC registration. The largest issuers include General Motors Acceptance Corporation (GMAC), General Electric Capital Corporation (GECC) and other major corporations.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt (also called free). Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DEBENTURE: A bond secured only by the general credit of the issuer.

DISCOUNT: The difference between the cost price of a security and its value at maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest-bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL AGENCY SECURITIES: Debt instruments issued by federal credit agencies; fully backed by the U.S. government guarantee but not by its full faith and credit.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL FUNDS: Non-interest-bearing deposits held by member banks at the Federal Reserve. Also used to denote "immediately available" funds in the clearing sense. "Fed Funds" also used to refer to these funds.

FEDERAL FUNDS RATE: The rate of interest at which Federal funds are traded. The Federal Reserve through open-market operations currently pegs this rate.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $250,000 per deposit.

FEDERAL HOME LOAN BANKS (FHLB): The institutions that regulate and lend to savings and loan associations. The Federal Home Loan Banks play a role analogous to that played by the Federal Reserve Banks vis-à-vis member commercial banks.

FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC): A U.S. Corporation and instrumentality of the U.S. government. Through its purchases of conventional mortgages, it provides liquidity to the mortgage markets, much like FNMA. FHLMC's securities are highly liquid and widely accepted. FHLMC assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing & Urban Development, H.U.D. It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans in addition to fixed-rate mortgages. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven-member Board of Governors in Washington, D.C., 12 Regional Banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loans associations and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by FHA, VA or FMHM mortgages. The term pass-throughs are often used to describe Ginnie Maes.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL AGENCY INVESTMENT FUND (LAIF): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase--reverse repurchase agreements that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MEDIUM TERM CORPORATE NOTE: A corporate debt instrument that is continuously offered to investors over a period of time by an agent of the issuer. Investors can select from maturity bands of: 9 months to 1 year, more than 1 year to 18 months, more than 18 months to 2 years, etc., up to 30 years.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank, as directed by the FOMC, in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIME RATE: The rate at which banks lend to their best or "prime" customers. Also known as the "reference rate."

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the state (the so-called legal list). In other states, the trustee may invest in a security if it is one which would be brought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which was segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Federal Reserve Bank is said to be doing RP, it is lending money that is increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the banks' vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SEC RULE 15C3-1: See uniform net capital rule.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SETTLEMENT DATE: The date on which a trade is cleared by delivery of securities against funds. This date may be the same as the trade date or later.

TRADE DATE: The date on which a transaction is initiated or entered into by the buyer and seller.

TREASURY BILL: A non-interest bearing (discount) security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term U.S. Treasury securities having initial maturities of more than ten years.

TREASURY NOTES: Intermediate term coupon bearing U.S. Treasury securities having initial maturities of from one to ten years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities. This is one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

WHEN-ISSUED TRADES: Typically, there is a delay between the time a new bond is announced and sold, and the time when it is actually issued. During this interval, the security trades "wi", "when, as, and if issued."

YIELD: The rate of annual income returns on an investment, expressed as a percentage. (a) INCOME YIELD is obtained by dividing the current dollar income by the current market price for the security. (b) NET YIELD or YIELD TO MATURITY is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

YIELD TO MATURITY: The rate of return yielded by a debt security held to maturity when both interest payments and the investor's capital gain or loss on the security are taken into account.

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER'S OFFICE**

FINANCE DIVISION

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-009, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE STATING THE INVESTMENT POLICY FOR CITY CONTRIBUTIONS TO THE RETIREE HEALTH REIMBURSEMENT ARRANGEMENT (HRA) PLAN AND THE RETIREE HEALTH PREMIUM SUPPLEMENT (HPS) PLAN AND REPEALING RESOLUTION NO. CC 2021-030.**

ISSUE

Adopt Resolution No. CC 2022-009, A Resolution of the City Council of the City of Palmdale stating the City's Investment policy for City contributions to the Retiree HRA and the Retiree HPS Plan and repealing Resolution No. CC 2021-030.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC 2022-009 Investment Policy for City Contributions to the Retiree HRA Plan and the Retiree HPS Plan and repeal Resolution No. CC 2021-030.

BACKGROUND

The City Council adopted Resolution No. CC 2021-030 on April 6, 2021, stating the Investment Policy for City contributions to the Retiree HRA and Retiree HPS Plan. The City reviews the Retiree Investment Policy annually and makes changes where necessary.

DISCUSSION

There are no changes to the Investment Policy, which currently conforms to California Government Codes, however, staff seeks council approval of the policy annually whether changes exist or not per California Government Code 53607, where it states that the code provides the authority for the legislative body of the local agency to invest the funds of the local agency, or to delegate the full responsibility to the treasurer of the local agency for a one-year period.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.
B. Establish healthy reserves for ongoing replacement and repair of capital while stabilizing the annual spending.
D. Pursue alternative financing opportunities for continued infrastructure improvements and quality community programs.

Prepared by:	Willy Galindo
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Resolution No. CC 2022-009

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-009

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE STATING THE INVESTMENT POLICY FOR CITY CONTRIBUTIONS TO THE RETIREE HEALTH REIMBURSEMENT ARRANGEMENT (HRA) PLAN AND THE RETIREE HEALTH PREMIUM SUPPLEMENT (HPS) PLAN AND REPEALING RESOLUTION NO. CC 2021-030.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. Purpose

This Resolution states the City's investment policy for contributions and earnings accumulated under the Retiree HRA Plan and the Retiree HPS Plan Trusts, which have been adopted by the City Council of the City of Palmdale to assist in meeting applicable funding requirements for the future payment of other post-employment benefit obligations (generally referred to as **"OPEB Liability"**). The Investment Policy Statement is intended to provide guidelines to the City Treasurer and the authorized Investment Advisor for the prudent investment of the City's Retiree HRA and HPS Plan contributions and earnings.

This Investment Policy Statement shall be consistent with the governing law, including the Internal Revenue Code of 1986 as amended from time to time (the "Code"), applicable provisions of Governmental Accounting Standards Board Statement Nos. 43 and 45, California laws, including applicable provisions of the California Government Code and City ordinances. A Glossary of investment terms is provided at the end of the resolution for reference.

SECTION 2. Scope

This investment policy applies to the investment of all cash and various funds of the City as identified in the adopted budget document for the purpose of funding the City OPEB Liability.

2.1 Funding sources for this purpose will include the General Fund, Successor Agency to the Community Redevelopment Agency of the City of Palmdale Funds, and Special Revenue Funds through which participants are financed.

2.2 Participant GROUPS 1, 2, and 3 are defined in the Retiree HRS and Retiree HPS Plan documents.

2.3 Investment strategies for this purpose are as follows:

a) Participant directed investment portfolio choices (age-based custom portfolio or self-directed alternative) – This investment strategy for

contributions and earnings applies to the Retiree HRA Plan Trust and encompasses Group 2 Employees that elect the defined contribution option and Group 3 Employees. Employees in these Groups must have met the age and years of service requirements for vesting purposes.

b) Plan Sponsor directed portfolio using a 5-year Treasury benchmark – This investment strategy for contributions and earnings applies to the Retiree HRA Plan Trust and encompasses Group 2 Employees that elect the defined contribution option and Group 3 Employees. Employees in these Groups subject to this investment strategy have not yet met the age and years of service requirements for vesting purposes.

c) Plan Sponsor directed long-term diversified portfolio – This investment strategy for contributions and earnings applies to the Retiree HPS Plan Trust and encompasses eligible Group 1 Retirees and eligible Group 2 Employees that elected the defined benefit option.

SECTION 3. Prudence

Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived.

3.1 Governing bodies of local agencies, or persons authorized to make investment decisions on behalf of the agency, are trustees, and therefore fiduciaries subject to the prudent investor standard. The trustee is required to consider the general economic conditions and the anticipated needs of the agency when investing, reinvesting, purchasing, acquiring, exchanging, and selling or managing public funds.

3.2 The standard of prudence to be used by investment officials shall be the prudent person standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely manner and appropriate action is taken to control adverse developments.

SECTION 4. Objectives

The City's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the City to invest funds to the fullest extent possible. The City Treasurer and authorized Investment Advisor maintain a diversified portfolio to accomplish the primary objectives of safety, liquidity, and yield (in that order of priority).

4.1 Safety: The safety/risk associated with an investment refers to the potential loss of principal, accrued interest or a combination of these. The City seeks to mitigate credit risk by continual monitoring of financial institutions with which it will do business and by careful scrutiny of the credit worthiness of the investment instruments as well as

the institutions. Such resources as Moody's Investor, Standard & Poor's and Fitch rating services are utilized for this review. The City seeks to mitigate rate risk through diversification of instruments as well as maturities.

4.2 Liquidity: The portfolio will be structured with sufficient liquidity to allow the City/Agency to meet all anticipated cash requirements. This will be accomplished through matching maturities to expected cash needs and AAA/Aaa rated money market funds with immediate withdrawal provision.

4.3 Yield: A competitive market rate of return is the third objective of the investment program after the fundamental requirements of safety and liquidity have been met.

SECTION 5. Delegation of Authority

Notwithstanding Section 53601 or 53635, the governing body of a local agency may invest funds designated for the payment of retiree health benefits in any form or type of investment deemed prudent by the governing body pursuant to Section 53622.

5.1 City Council: By adoption of this policy, the City Council has authorized the City Treasurer and the authorized Investment Advisor to invest Retiree HRA and HPS Plan contributions and earnings in accordance with California Government Code Section 53622.

5.2 City Treasurer: The execution of investment transactions on a daily basis will be conducted by the authorized Investment Advisor under the direction of the City Treasurer. The City Treasurer has established a system of controls and a segregation of responsibilities of investment functions to assure maintenance of internal control over the investment function.

5.2 The City Treasurer retains the authority to amend the Investment Policy, Guidelines, and Procedures at any time in order to carry out the duties as chief investment officer for the City. Notice of any such required amendment will be given to the Investment Oversight Committee and the City Council.

SECTION 6. Ethics and Conflicts of Interest

Employees and authorized persons involved in the investment of City funds shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair, or appear to impair, their ability to make impartial investment decisions. The City Treasurer shall comply with the reporting requirements of the Political Reform Act of 1974 regarding disclosure of material financial interests, and shall file an annual Statement of Economic Interests.

SECTION 7. Authorized Financial Dealers and Institutions

7.1 The City shall transact business only with nationally or state-chartered banks and licensed investment securities dealers. The City Treasurer shall maintain a listing of financial institutions authorized to provide investment services to the City.

7.2 Selection of financial institutions and broker/dealers authorized to engage in transactions with the City shall be at the sole discretion of the City.

7.3 The City Treasurer, the authorized Investment Advisor, and the Investment Oversight Committee shall obtain information from qualified financial institutions to determine if the institution makes markets in securities appropriate for the City's needs, can assign qualified sales representatives and can provide written agreements to abide by the conditions set forth in the City of Palmdale Investment Policy. Investment accounts with all financial institutions shall be standard non-discretionary accounts and may not be margin accounts.

7.4 The signatures of two individuals shall be required for the opening and closing of any bank account and broker account (the City Treasurer or City Manager, and the Mayor or Mayor Pro Tem). The Accounting Officer, who is independent of the investment function, shall keep a record of all opened and closed accounts. On an annual basis, the Accounting Officer shall provide this list of accounts to the City independent auditor.

SECTION 8. Authorized and Suitable Investments for Retiree HRA and HPS Plan Contributions and Earnings

California Government Code Section 53622 defines eligible securities for the investment of retiree health benefits. Retiree HRA and HPS Plan contributions and earnings of the Trusts will be invested in compliance with this statute and as further limited by this Investment Policy.

8.1 U.S. Government: United States Treasury Bills, Notes, and Bonds are backed by the full faith and credit of the United States Government. There shall be no limitation as to the percentage of the portfolio invested in this category. The maturity on these investments shall not exceed five years without the prior approval of the Investment Oversight Committee.

8.2 U.S. Government: United States Federal Agency Securities are backed by the implied support of the United States Government. There shall be no limitation as to the percentage of the portfolio invested in this category. The maturity on these investments shall not exceed five years without the prior approval of the Investment Oversight Committee.

8.3 Bankers Acceptances: Bills of exchange or time drafts drawn on and accepted by commercial banks, which are eligible for purchase by the Federal Reserve System, are known as banker's acceptances. Purchases of these instruments may not exceed 180 bankers days maturity. A maximum of 2 percent may be invested in the bankers acceptances of any one commercial bank.

8.4 Certificates of Deposit (CDs): Certificates of deposit or "time deposits" of up to $250,000 are federally insured. Beyond that amount, these CDs must be collateralized with the collateral held separately from the issuing institution. The value of the investment must have collateral of at least 110 percent if government securities, or

collateral of at least 150 percent if mortgage-backed securities. Statute does not limit CDs, however, this Investment Policy shall limit such investments to a maximum of 30 percent of the portfolio and to a maximum of 15 percent deposited in any one institution. In addition, time deposits shall be placed in institutions meeting all capital requirements and rated "AA" or higher by two of the three major rating agencies (Moody's, Standard & Poor's, and Fitch) for any deposits over $250,000.

8.5 Mutual Funds: Shares of beneficial interest (mutual funds) issued by diversified management companies investing in securities/obligations authorized by California Government Code Section 53622. A maximum of 20 percent of the portfolio may be so invested in any individual fund.

8.6 Ineligible Investments: Investments not described herein, including but not limited to common stocks and financial futures contracts and options, are prohibited in this fund. Additionally, the City Treasurer shall not invest in reverse floaters, range notes, or interest only strips that are derived from a pool of mortgages, nor may the City Treasurer invest in any security that could result in zero interest accrued if held to maturity.

SECTION 9. Diversification

In an effort to reduce portfolio risk while attaining market average rates, type and institution will suitably diversify the Trust portfolio.

9.1 Security Type and Institution: With the exception of U.S. Treasury securities and U.S. Federal Agency Securities, no more than 50 percent of the total portfolio will be invested in a single security type and no more than 15 percent with a single financial institution. Investments are further limited by specific language relating to each investment type as stated in Section 8 of this Policy.

9.2 Maximum Maturities: To the extent possible, the City Treasurer and the authorized Investment Advisor will attempt to match investments with anticipated cash flow requirements. The Trusts' portfolio will not be directly invested in securities that mature more than five years from the date of purchase.

9.3 Diversification Parameters:

Investment Strategy	Cash	Fixed income*	Domestic Equities	Foreign Equities
Participant Directed – Self Directed	Participant Driven Allocation			
Participant Directed – Age Based	Allocation determined via actuarial age-based algorithm			
Plan Sponsor Directed – 5 Yr Treasury	0%-100%	0%-100%	0%-20%	0%-10%
Plan Sponsor Directed – LT Portfolio	0%-50%	40%-60%	40%-60%	5%-20%

*See Section 8 for specific fixed income category parameters

Domestic Equity Asset Class Parameters	Allocation
Large Cap	20%-40%
Mid Cap	10%-30%
Small Cap	5%-20%

SECTION 10. Internal Control

The City Treasurer shall provide for an annual review by an external independent auditor. This review will provide internal control by assuring compliance with the City's investment policies and procedures.

SECTION 11. Investment Oversight Committee

There is hereby created an Investment Oversight Committee consisting of the City Manager, City Treasurer, City Attorney, one rotating Council member, and the Mayor. Members of the Committee shall serve without additional compensation and shall meet at least quarterly to determine general strategies and to monitor results. The Committee shall include in its deliberations such topics as portfolio diversification, maturity structure, potential risks to City funds, authorized depositories, brokers and dealers, the target rate of return on investments, and such other topics as it may determine or as may be directed by the City Council Board. Any two members of the Committee may request a special meeting. Four members shall constitute a quorum. The Committee shall establish its own rules of procedure. Minutes will be prepared for all Investment Committee meetings.

SECTION 12. Performance Standards

12.1 Mutual Funds & Separate Accounts: In populating its recommended Managed Portfolio(s), the Investment Consultant can make recommendations from publicly traded mutual funds, separate accounts, and bank collective trust funds subject to the following limitations:

d) Active and Passive (Index) Investment Management will be used together.
e) Minimum Investment Option Age will be 3 Years and Minimum Management Tenure (Asset Class Experience) will be 3 Years.
f) Minimum assets under management must be equal to or greater than $100 Million.
g) Published Expense Ratios must be equal to or less than 125% of peer group.

12.2 Managed Portfolio Performance Metrics: The Managed Portfolio(s) point specific return benchmark will be the S&P 500 Index and the Barclays Aggregate U.S. Bond Index combined to create a portfolio of equivalent allocation to the Managed Portfolio being measured.

12.3 Fixed Income & Structured Product Performance Metrics: To the extent that they are used in this plan's portfolio, individual fixed income securities and/or structured products shall be monitored against mutual fund data related to intermediate bond peer group performance.

12.4 Mutual Fund & Separate Account Performance Metrics:

a) Investment out performance, over rolling periods of time, compared to peer group: One Year, Three Years, and Five Years – 50% of the time.
b) Point specific investment performance relative to peer group: Percentile Rank for One Year, Three Years, and Five Years – 50% or greater.
c) Point specific investment performance relative to specific asset class index over a five-year period.
d) Style Consistency will be reported as "Pass" or "Fail." The allowable period of deviation will be two quarters.
e) Sharpe Ratio and Alpha will be equal to or greater than that of peer group. Standard Deviation will not be applicable.

SECTION 13. Watchlist Review

13.1 While all of the Performance Metrics For Quarterly Investment Review are relevant to the subject of a Watchlist, none of them alone or in combination with others absolutely requires putting an Investment Option on Watchlist. With that caveat, the general chronology of this Investment Policy Statement's Watchlist shall be:

	Quarter	Quarter Following		
Formally putting an Investment Option on Watchlist	☑ 1st			
Review Watchlist Status		☑ 2nd	☐ 3rd	☐ 4th
Review Investment Option Alternatives		☐ 2nd	☑ 3rd	☐ 4th
Select Investment Option Replacement		☐ 2nd	☑ 3rd	☐ 4th

13.2 An Investment Option can be removed from Watchlist status for one of three reasons:

a) The Performance Metrics For Quarterly Investment Review of an Investment Option change so that it meets the Performance Metrics;
b) The Investment Committee understands why the Investment Option is not meeting a stated Performance Metric and is comfortable that the Investment Option is still meeting the objectives for which it was chosen; or
c) The Investment Committee replaces the Investment Option.

SECTION 14. Reporting

The authorized Investment Advisor shall prepare on a quarterly basis reports that highlight the current portfolio allocation, time-weighted performance and any transactions

that occurred during the quarter. The advisor will also prepare a quarterly fiduciary review packet that analyzes the plan's current investments to its investment policy statement. The plan's trust provider will also provide monthly trust reports that outline the plan's asset allocation and any transactions that occurred during the month.

SECTION 15. Investment Policy Review

The City Treasurer must submit annually to the City Council, and to the Investment Oversight Committee, a statement of investment policy. This statement must be reviewed by the Investment Oversight Committee and considered by the City Council at a public meeting. Any change in the City's investment policy must also be considered by the City Council at a public meeting.

SECTION 16. Repeal

Resolution No. CC 2021-030, adopted on April 6, 2021, is hereby repealed in its entirety.

SECTION 17. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January 2022.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January 2022 by the following roll call vote:

AYES:_____

NOES:_____

ABSTAIN:_____ABSENT: _____

Date: _____ _____
Shanae S. Smith, City Clerk

GLOSSARY

AGENCIES: Federal agency securities.

ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR): The official annual report for the City of Palmdale. It includes combined statements and basic financial statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft or bill or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BASIS POINT: A basis point equals one one-hundredth of 1% (.01%).

BID: The price offered for securities:

BOOK ENTRY SECURITIES: All U.S. Treasury and Federal Agencies are maintained on computerized records at the Federal Reserve now known as "wireable" securities.

BROKER: A broker brings buyers and sellers together for a commission paid by the initiator of the transaction or by both sides; he does not position. In the money market, brokers are active in markets in which banks buy and sell money and in interdealer markets.

COLLATERAL: Securities, evidence of deposit or other property that a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large-denomination CD's are typically negotiable.

COMMERCIAL PAPER (CP): An unsecured promissory note with a fixed maturity no longer than 270 days. Public offerings are exempt from SEC registration. The largest issuers include General Motors Acceptance Corporation (GMAC), General Electric Capital Corporation (GECC) and other major corporations.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt (also called free). Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DEBENTURE: A bond secured only by the general credit of the issuer.

DISCOUNT: The difference between the cost price of a security and its value at maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest bearing money market instruments that are issued at a discount and redeemed at maturity for full face value, e.g., U.S. Treasury bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL CREDIT AGENCIES: Agencies of the Federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL FUNDS: Non-interest bearing deposits held by member banks at the Federal Reserve. Also used to denote "immediately available" funds in the clearing sense. "Fed Funds" also used to refer to these funds.

FEDERAL FUNDS RATE: The rate of interest at which Federal funds are traded. The Federal Reserve through open-market operations currently pegs this rate.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to $250,000 per deposit.

FEDERAL HOME LOAN BANKS (FHLB): The institutions that regulate and lend to savings and loan associations. The Federal Home Loan Banks play a role analogous to that played by the Federal Reserve Banks vis-à-vis member commercial banks.

FEDERAL HOME LOAN MORTGAGE CORPORATION (FHLMC): A U.S. Corporation and instrumentality of the U.S. government. Through its purchases of conventional mortgages, it provides liquidity to the mortgage markets, much like FNMA. FHLMC's securities are highly liquid and widely accepted. FHLMC assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing & Urban Development, H.U.D. It is the largest single provider of residential mortgage funds in the United States. Fannie Mae, as the corporation is called, is a private stockholder-owned

corporation. The corporation's purchases include a variety of adjustable mortgages and second loans in addition to fixed-rate mortgages. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven-member Board of Governors in Washington, D.C., 12 Regional Banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loans associations and other institutions. Security holder is protected by full faith and credit of the U.S. Government. GNMA securities are backed by FHA, VA or FMHM mortgages. The term pass-throughs are often used to describe Ginnie Mae’s.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable size can be done at those quotes.

LOCAL AGENCY INVESTMENT FUND (LAIF): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase--reverse repurchase agreements that establish each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank, as directed by the

FOMC, in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the Federal Reserve's most important and most flexible monetary policy tool.

PORTFOLIO: Collection of securities held by an investor.

PRIME RATE: The rate at which banks lend to their best or "prime" customers. Also known as the "reference rate."

PRUDENT PERSON RULE: An investment standard. In some states the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the state (the so-called legal list). In other states, the trustee may invest in a security if it is one which would be brought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which was segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Federal Reserve Bank is said to be doing RP, it is lending money that is increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the banks' vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SEC RULE 15C3-1: See uniform net capital rule.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SETTLEMENT DATE: The date on which a trade is cleared by delivery of securities against funds. This date may be the same as the trade date or later.

TRADE DATE: The date on which a transaction is initiated or entered into by the buyer and seller.

TREASURY BILL: A non-interest bearing (discount) security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term U.S. Treasury securities having initial maturities of more than ten years.

TREASURY NOTES: Intermediate term coupon bearing U.S. Treasury securities having initial maturities of from one to ten years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities. This is one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

WHEN-ISSUED TRADES: Typically, there is a delay between the time a new bond is announced and sold, and the time when it is actually issued. During this interval, the security trades "wi", "when, as, and if issued."

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) INCOME YIELD is obtained by dividing the current dollar income by the current market price for the security. (b) NET YIELD or YIELD TO MATURITY is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.

YIELD TO MATURITY: The rate of return yielded by a debt security held to maturity when both interest payments and the investor's capital gain or loss on the security are taken into account.

Successor Agency Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE CHAIR AND DIRECTORS**

FROM: **CITY MANAGER'S OFFICE - FINANCE DIVISION**

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. SA 2022-001, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023 (ADMINISTRATIVE BUDGET 22-23).**

ISSUE

Adopt Resolution No. SA 2022-001 a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale approving the Administrative Budget for the Period of July 1, 2022 through June 30, 2023 (Administrative Budget 22-23).

RECOMMENDATION

Staff recommends that the Successor Agency to the Community Redevelopment Agency of the City of Palmdale adopt Resolution No. SA 2022-001 approving the Administrative Budget for the Period of July 1, 2022 through June 30, 2023 (Administrative Budget 22-23).

BACKGROUND

Assembly Bill 1X 26 (AB 26) was signed by the Governor on June 28, 2011 and upheld as constitutional by the California Supreme Court. On June 27, 2012, the Governor signed Assembly Bill 1484 (AB 1484). AB 26 and AB 1484 (together the Dissolution Bills) made sweeping changes to California Redevelopment Law eliminating redevelopment agencies statewide, establishing successor agencies, and requiring the successor agencies to pay, perform and enforce the enforceable obligations of the former redevelopment agencies and to wind down the affairs of the former redevelopment agencies.

Section 34177(j) of the Dissolution Bills requires the Successor Agency to prepare an Administrative Budget annually and submit it to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for approval.

Section 34177(k) of the Dissolution Bills further requires the Successor Agency to provide the Los Angeles County Auditor-Controller the administrative cost estimates from its approved Administrative Budget that are to be paid from property tax revenues deposited in the Redevelopment Property Tax Trust Fund.

Health & Safety Code Section 34171(b)(3) states that commencing July 1, 2016, the administrative cost allowance shall be up to 3 percent of the actual property tax distributed to the successor agency by the county auditor-controller in the preceding fiscal year for payment of approved enforceable obligations, reduced by the successor agency's administrative cost allowance and loan repayments made to the city pursuant to Section 34191.4(b) during the preceding fiscal year, subject to a minimum of $250,000, unless such amount is reduced by the Oversight Board or by agreement between the successor agency and the State Department of Finance ("Department of Finance"). Staff has estimated this amount and allocated it to various Successor Agency costs as detailed in Exhibit A to Resolution No. SA 2022-001.

DISCUSSION

The attached Resolution No. SA 2022-001 seeks the Successor Agency's approval of the Administrative Budget and their authorization to i) forward the Administrative Budget to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for its approval, and ii) forward the information required by Section 34177(k) to the Los Angeles County Auditor Controller, and iii) take any and all other actions and execute any and all such other documents as are necessary, convenient or appropriate to comply with the Dissolution Bills and to effectuate the intent of this Resolution on behalf of the Successor Agency.

FISCAL IMPACT

The Administrative Budget for the period of July 1, 2022 through June 30, 2023 totals $306,785. These funds will be included in various line items in Program 20 of Fund 460 in the fiscal year 2022-23 budget and are included on the Recognized Obligation Payment Schedule (ROPS). These funds will be used to reimburse the City for its staff hours utilized to administer the operations of Successor Agency.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs and liabilities to ensure the City's long-term fiscal health.

Prepared by:	Willy Galindo, Senior Financial Analyst
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, Executive Director
Approved as to form:	Christopher Beck, General Counsel

ATTACHMENTS

1. Resolution No. SA 2022-001
2. Exhibit A-Administrative Budget

SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. SA 2022-001

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE ADMINISTRATIVE BUDGET FOR THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023 (ADMINISTRATIVE BUDGET 22-23)

WHEREAS, The Community Redevelopment Agency of the City of Palmdale ("Redevelopment Agency") was a redevelopment agency in the City of Palmdale ("City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) ("Redevelopment Law"); and

WHEREAS, The City Council has adopted redevelopment plans for Palmdale's redevelopment project areas, and from time to time, the City Council has amended such redevelopment plans; and

WHEREAS, The Redevelopment Agency was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Assembly Bill 1X 26 ("AB 26") was signed by the Governor on June 28, 2011 and upheld to be constitutional by the California Supreme Court on December 29, 2011; and

WHEREAS, AB 26 made certain changes to the California Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code), including adding Part 1.8 (commencing with Section 34161) and Part 1.85 (commencing with Section 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code ("Health and Safety Code"); and

WHEREAS, On February 1, 2012, as a result of the Supreme Court's decision, all California redevelopment agencies were dissolved, successor agencies were established as successor agencies to the former redevelopment agencies pursuant to Health and Safety Code Section 34173, and successor agencies are tasked with paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and winding down the affairs of the former redevelopment agencies; and

WHEREAS, On June 27, 2012 the Governor of California signed Assembly Bill 1484 ("AB 1484") into law, making several substantive and technical amendments to AB 26 (AB 26 and AB 1484 together referred to as the "Dissolution Bills"); and

WHEREAS, On January 4, 2012 the City Council adopted Resolution No. CC 2012-002 declaring itself as the Successor Agency to the Community

Redevelopment Agency of the City of Palmdale ("Successor Agency") upon the dissolution of the Redevelopment Agency; and

WHEREAS, On April 4, 2012 the City Council, acting in its capacity as the Successor Agency, adopted Resolution No. CC 2012-041 SA naming itself the "Successor Agency to the Community Redevelopment Agency of the City of Palmdale", the sole name by which it will exercise its powers and fulfill its duties pursuant to Part 1.85 of AB 26, and establishing itself as a separate legal entity with rules and regulations that will apply to the governance and operations of the Successor Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34179 (q), commencing on and after July 1, 2018, the County of Los Angeles, where more than 40 oversight boards were created by the Dissolution Act, shall have five consolidated oversight boards each encompassing the five supervisorial districts; and

WHEREAS, the Fifth Supervisorial District Consolidated Oversight Board ("Fifth District Consolidated Oversight Board") has jurisdiction over the Successor Agency of the Former Redevelopment Agency to the City of Palmdale; and

WHEREAS, the Fifth District Consolidated Oversight Board held a regular/special meeting on January 23, 2020; and

WHEREAS, Health and Safety Code Section 34177(j) ("Section 34177(j)") requires the Successor Agency to prepare an administrative budget for the period July 1, 2022 through June 30, 2023 and submit the administrative budget to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for approval. The administrative budget shall include all of the following: (i) estimated amounts for Successor Agency administrative costs for the upcoming annual fiscal period; (ii) proposed sources of payment for Successor Agency administrative costs; and (iii) proposals for arrangements for administrative and operations services provided by the City or other entity; and

WHEREAS, Health and Safety Code Section 34177(k) ("Section 34177(k)") requires the Successor Agency to provide to the Los Angeles County Auditor-Controller for the period July 1, 2022 through June 30, 2023 the administrative cost estimates from its approved administrative budget that are to be paid from property tax revenues (i.e. former tax increment revenues) deposited in the County's Redevelopment Property Tax Trust Fund established for the Successor Agency; and

WHEREAS, Health & Safety Code Section 34179.7 (o) (1), requires the Successor Agency to prepare a forward looking, annual Recognized Obligation Payment Schedule (ROPS) listing the enforceable obligations of the former Redevelopment Agency that are due in the next annual period and submitting an oversight board approved annual ROPS to the Department of Finance and Auditor-Controller by February 1, 2022; and

WHEREAS, Health & Safety Code Section 34171(b)(3) states that, the

administrative cost allowance shall be up to 3 percent of the actual property tax distributed to the successor agency by the county auditor-controller in the preceding fiscal year for payment of approved enforceable obligations, reduced by the successor agency's administrative cost allowance and loan repayments made to the city pursuant to Section 34191.4(b) during the preceding fiscal year, subject to a minimum of $250,000, unless such amount is reduced by the Oversight Board or by agreement between the successor agency and the State Department of Finance ("Department of Finance"); and

WHEREAS, Staff of the Successor Agency seeks the Successor Agency's approval of the administrative budget for the period of July 1, 2022 through June 30, 2023 ("Administrative Budget 22-23"), in the form attached to this Resolution as Exhibit A, and the Successor Agency's authorization to submit the approved Administrative Budget 22-23 to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for its approval and to forward the information required by Section 34177(k) to the Los Angeles County Auditor-Controller; and

WHEREAS, All other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED, THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The Board of Directors hereby finds and determines that the foregoing recitals are true and correct.

SECTION 2. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any rights the Successor Agency may have to challenge the effectiveness and/or legality of all or any portion of the Dissolution Bills through administrative or judicial proceedings.

SECTION 3. The Successor Agency's Administrative Budget 22-23 that is attached hereto as Exhibit A is hereby approved and adopted.

SECTION 4. The Executive Director, or designee, is hereby authorized and directed to: i) submit the approved Administrative Budget 22-23 to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for its review and approval; and ii) submit to the Los Angeles County Auditor-Controller the administrative cost estimates from Administrative Budget 22-23 that are to be paid from property tax revenues deposited in the County's Redevelopment Property Tax Trust Fund established for the Successor Agency; and iii) take any and all other actions and execute any and all such other documents as are necessary, convenient or appropriate to comply with the Dissolution Bills and to effectuate the intent of this Resolution on behalf of the Successor Agency.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

SECTION 6. The Agency Secretary shall certify as to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January 2022.

Approved as to form:

_____
Christopher Beck
General Counsel

_____
Steven D. Hofbauer, Chair

ATTEST:

_____
Shanae Smith, Agency Secretary

I, Shanae Smith, Agency Secretary of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the Successor Agency at a regular meeting of said Agency held on the 12th day of January 2022 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae Smith, Agency Secretary

Exhibit B to Resolution No. SA 2022-001

Successor Agency to the Community Redevelopment Agency
of the City of Palmdale Administrative Budget
For the Period of July 1, 2022 through June 30, 2023

MUNIS	Item	Hours	Rate	Successor Agency Fund 460
701000 - 708000	Salaries & Benefits			**$ 190,244**
	City Manager's Office	**Hours**	**Rate**	
	City Manager	35	$ 507	$ 17,750
	Assistant City Manager	50	$ 406	$ 20,281
	Finance Manager	70	$ 237	$ 16,613
	Senior Financial Analyst	110	$ 184	$ 20,203
	Senior Account Clerk	135	$ 123	$ 16,569
	City Attorney's Office			
	City Attorney	30	$ 349	$ 10,480
	Assistant City Attorney	45	$ 296	$ 13,308
	Senior Administrative Assistant	80	$ 133	$ 10,613
	City Clerk's Office		$ -	
	City Clerk	80	$ 209	$ 16,683
	Deputy City Clerk	120	$ 133	$ 15,919
	Economic Development			
	Director of Economic Development	50	$ 248	$ 12,395
	Economic Development Manager	55	$ 209	$ 11,470
	Senior Administrative Assistant	60	$ 133	$ 7,959
721110	Cont Svc - Agency Attorney			**$ 20,000**
721960	Cont Svc-Professional Svcs			**$ 13,700**
722310	Cont Svc - Legal Advertising			**$ 4,500**
723410	Cont Svc-Landscape Maintenance			**$ 706**
722450	Cont Svc - Document Center & Copier Lease			**$ 636**
726500	Postage			**$ 300**
729100	Utilities - Water			**$ 300**
731000	Utilities - Gas			**$ 550**
731700	Utilities - Electric			**$ 19,000**
831101	Rent			**$ 37,500**
	Total			**$ 287,436**
	Administrative Allowance			**$ 306,785**
	Excess Allowance to be used for potential overages			**$ 19,349**

Source of Funding:
Redevelopment Property Tax Trust Fund

Successor Agency Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE CHAIR AND DIRECTORS**

FROM: **CITY MANAGER'S OFFICE – FINANCE DIVISION**

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. SA 2022-002, A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 22-23) FOR THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023.**

ISSUE

Adopt Resolution No. SA 2022-002 a Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale approving the Recognized Obligation Payment Schedule (ROPS 22-23) for the period of July 1, 2022 through June 30, 2023.

RECOMMENDATION

Staff recommends that the Successor Agency to the Community Redevelopment Agency of the City of Palmdale adopt Resolution No. SA 2022-002 approving the Recognized Obligation Payment Schedule (ROPS 22-23) for the period of July 1, 2022 through June 30, 2023.

BACKGROUND

Assembly Bill 1X 26 (AB 26) was signed by the Governor on June 28, 2011 and upheld as constitutional by the California Supreme Court. On June 27, 2012, the Governor signed Assembly Bill 1484 (AB 1484). AB 26 and AB 1484 (together the Dissolution Bills) made sweeping changes to California Redevelopment Law eliminating redevelopment agencies statewide, establishing successor agencies, and requiring the successor agencies to pay, perform and enforce the enforceable obligations of the former redevelopment agencies and to wind down the affairs of the former redevelopment agencies.

Section 34177(l) of the Dissolution Bills requires the Successor Agency to prepare a Recognized Obligation Payment Schedule (ROPS) listing the enforceable obligations of the former Redevelopment Agency. Section 34177(l) further requires that (i) the ROPS shall be submitted to the county administrative officer, the Los Angeles County Auditor-

Controller (Auditor-Controller) and the State Department of Finance (Department of Finance) at the same time that the Successor Agency submits the ROPS to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for approval; (ii) the ROPS shall be submitted to and duly approved by the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board; (iii) the approved ROPS shall be posted on the Successor Agency's website; and (iv) the approved ROPS shall be submitted to the Auditor Controller, the State Controller and the State Department of Finance.

Section 34180 of the Dissolution Bills (Section 34180) requires certain successor agency actions to be approved by the oversight board, including Section 34180(c) "Setting aside of amounts in reserves as required by indentures, trust indentures, or similar documents governing the issuance of outstanding redevelopment agency bonds." The attached ROPS 22-23 details amounts in accordance with Section 34180(c).

The attached ROPS 22-23 also includes an enforceable obligation for the repayment of the Educational Revenue Augmentation Fund ("ERAF") and Supplemental Educational Revenue Augmentation Fund ("SERAF") loans borrowed from the former Redevelopment Agency's Low and Moderate Income Housing Fund.

DISCUSSION

The attached Resolution No. SA 2022-002 seeks approval to the setting aside of funds as detailed in ROPS 22-23 in accordance with Section 34180(c) to comply with bond documents.

Resolution No. SA 2022-002 also seeks approval of ROPS 22-23, and authorization and direction for the Executive Director, or his designee, to: (i) submit the Successor Agency approved ROPS 22-23 to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for its review and approval and to concurrently submit ROPS 22-23 to the county administrative officer, the Auditor-Controller and the Department of Finance; (ii) submit the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board approved ROPS 22-23 to the Auditor Controller, the State Controller, the Department of Finance and any and all other entities as necessary or appropriate; (iii) post the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board approved ROPS 22-23 on the City's website; and (iv) take any and all other actions and execute any and all such other documents as are necessary, convenient or appropriate to comply with the Dissolution Bills, and to effectuate the intent of this Resolution on behalf of the Successor Agency.

FISCAL IMPACT

The total payments estimated during the one-year period of ROPS 22-23 is $17,676,635, of which $10,845,582 is expected to be funded by Redevelopment Property Tax Trust Funds (RPTTF) to be received from the Los Angeles County Auditor Controller (including Administrative Cost Allowance), $6,653,981 is from reserve balance funds, and $177,072 is from other funds. Amounts are budgeted in various areas of the Successor Agency and Housing Successor Agency budgets.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

Prepared by:	Willy Galindo, Senior Financial Analyst
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, Executive Director
Approved as to form:	Christopher Beck, General Counsel

ATTACHMENTS

1. Resolution No. SA 2022-002
2. ROPS 22-23 Successor Agency

SUCCESSOR AGENCY
TO THE COMMUNITY REDEVELOPMENT AGENCY
OF THE CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. SA 2022-002

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE APPROVING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS 22-23) FOR THE PERIOD OF JULY 1, 2022 THROUGH JUNE 30, 2023.

WHEREAS, The Community Redevelopment Agency of the City of Palmdale ("Redevelopment Agency") was a redevelopment agency in the City of Palmdale ("City"), duly created pursuant to the California Community Redevelopment Law (Part 1 (commencing with SECTION 33000) of Division 24 of the California Health and Safety Code) ("Redevelopment Law"); and

WHEREAS, The City Council has adopted redevelopment plans for Palmdale's redevelopment project areas, and from time to time, the City Council has amended such redevelopment plans; and

WHEREAS, The Redevelopment Agency was responsible for the administration of redevelopment activities within the City; and

WHEREAS, Assembly Bill 1X 26 ("AB 26") was signed by the Governor on June 28, 2011 and upheld to be constitutional by the California Supreme Court on December 29, 2011; and

WHEREAS, AB 26 made certain changes to the California Community Redevelopment Law (Part 1 (commencing with SECTION 33000) of Division 24 of the California Health and Safety Code), including adding Part 1.8 (commencing with SECTION 34161) and Part 1.85 (commencing with SECTION 34170) ("Part 1.85") to Division 24 of the California Health and Safety Code ("Health and Safety Code"); and

WHEREAS, On February 1, 2012, as a result of the Supreme Court's decision, all California redevelopment agencies were dissolved, successor agencies were established as successor agencies to the former redevelopment agencies pursuant to Health and Safety Code SECTION 34173, and successor agencies are tasked with paying, performing and enforcing the enforceable obligations of the former redevelopment agencies and winding down the affairs of the former redevelopment agencies; and

WHEREAS, On June 27, 2012, the Governor of California signed Assembly Bill 1484 ("AB 1484") into law, making several substantive and technical amendments to AB 26 (AB 26 and AB 1484 together referred to as the "Dissolution Bills"); and

WHEREAS, On January 4, 2012, the City Council adopted Resolution No. CC 2012-002 declaring itself as the Successor Agency to the Community Redevelopment Agency of the City of Palmdale ("Successor Agency") upon the dissolution of the Redevelopment Agency; and

WHEREAS, On April 4, 2012 the City Council, acting in its capacity as the Successor Agency, adopted Resolution No. CC 2012-041 SA naming itself the "Successor Agency to the Community Redevelopment Agency of the City of Palmdale", the sole name by which it will exercise its powers and fulfill its duties pursuant to Part 1.85 of AB 26, and establishing itself as a separate legal entity with rules and regulations that will apply to the governance and operations of the Successor Agency; and

WHEREAS, pursuant to Health and Safety Code Section 34179 (q), commencing on and after July 1, 2018, the County of Los Angeles, where more than 40 oversight boards were created by the Dissolution Act, shall have five consolidated oversight boards each encompassing the five supervisorial districts; and

WHEREAS, the Fifth Supervisorial District Consolidated Oversight Board ("Fifth District Consolidated Oversight Board") has jurisdiction over the Successor Agency of the Former Redevelopment Agency to the City of Palmdale; and

WHEREAS, the Fifth District Consolidated Oversight Board held a regular/special meeting on January 13, 2022; and

WHEREAS, Health & Safety Code SECTION 34177(l) ("SECTION 34177(l)") requires the Successor Agency to prepare, a forward looking Recognized Obligation Payment Schedule (ROPS) listing the enforceable obligations of the former Redevelopment Agency that are due in the next annual period; and

WHEREAS, SECTION 34177(l), as amended by AB 1484, also provides that (i) the ROPS shall be submitted to the county administrative officer, the Los Angeles County Auditor-Controller ("Auditor-Controller") and the State Department of Finance ("Department of Finance") at the same time that the Successor Agency submits the ROPS to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for approval; (ii) the ROPS shall be submitted to and duly approved by the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board; (iii) the approved ROPS shall be posted on the Successor Agency's website; and (iv) the approved ROPS shall be submitted to the Auditor Controller, the State Controller and the State Department of Finance; and

WHEREAS, Health & Safety Code SECTION 34179.7 (o) (1), requires the Successor Agency to prepare a forward looking, annual Recognized Obligation Payment Schedule (ROPS) listing the enforceable obligations of the former Redevelopment Agency that are due in the next annual period and submitting an

oversight board approved annual ROPS to the Department of Finance and Auditor-Controller by February 1, 2022; and

WHEREAS, Health and Safety Code SECTION 34183(a) provides that the Auditor-Controller disburse funds to successor agencies on June 1, 2022 and January 2, 2023 based on ROPS 22-23 in accordance with the prescribed order of priority and the Dissolution Bills require that such disbursements be made as and when necessary for the Successor Agency to repay and perform enforceable obligations when due; and

WHEREAS, Health and Safety Code SECTION 34180 ("SECTION 34180") requires certain successor agency actions to be approved by the oversight board, including SECTION 34180(c) "Setting aside of amounts in reserves as required by indentures, trust indentures, or similar documents governing the issuance of outstanding redevelopment agency bonds"; and

WHEREAS, the attached ROPS 22-23 details amounts in accordance with SECTION 34180(c); and

WHEREAS, SECTION 34171(d)(1)(G) of the Dissolution Act provides for the repayment, and deposit into the Low and Moderate Income Housing Asset Fund of the Authority, of funds that had been borrowed from the Redevelopment Agency's Low and Moderate Income Housing Fund to make Educational Revenue Augmentation Fund ("ERAF") and Supplemental Educational Revenue Augmentation Fund ("SERAF") payments; and

WHEREAS, the Redevelopment Agency had borrowed money from its Low and Moderate Income Housing Fund for purposes of making ERAF and SERAF payments ("Loans") and the Loans were included in the Housing Asset Transfer Form that was prepared by the Authority and submitted on August 1, 2012 to the California Department of Finance ("DOF") as required by SECTION 34176(a)(2) of the Dissolution Act and on October 5, 2012, DOF notified the Authority that it did not object to the transfer of the Loans to the Authority; and

WHEREAS, an enforceable obligation is deemed to be created for the repayment of the ERAF & SERAF loans and shall be listed on the ROPS; and

WHEREAS, the Successor Agency now desires to approve ROPS 22-23 that is attached hereto and incorporated herein by reference; and

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

NOW THEREFORE, BE IT RESOLVED, THE SUCCESSOR AGENCY TO THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The Board of Directors hereby finds and determines that the foregoing recitals are true and correct.

SECTION 2. The Board of Directors hereby approves the setting aside of funds as detailed in ROPS 22-23 in accordance with SECTION 34180(c) to comply with bond documents.

SECTION 3. The adoption of this Resolution is not intended to and shall not constitute a waiver by the Successor Agency of any rights the Successor Agency may have to challenge the effectiveness and/or legality of all or any portion of the Dissolution Bills through administrative or judicial proceedings.

SECTION 4. The ROPS 22-23, that is attached hereto and incorporated by reference is hereby approved and adopted.

SECTION 5. The Executive Director, or designee, is hereby authorized and directed to make any and all non-substantive changes to the approved ROPS in order to conform to any changes or to address further guidance or direction from the Department of Finance, or to address any other new information, including but not limited to new report forms, and such revised ROPS shall be considered approved by the Successor Agency.

SECTION 6. The Executive Director, or designee, is hereby authorized and directed to: (i) submit the Successor Agency approved ROPS 21-22 to the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board for its review and approval and to concurrently submit ROPS 21-22 to the county administrative officer, the Auditor-Controller and the Department of Finance; (ii) submit the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board approved ROPS 21-22 to the Auditor Controller, the State Controller, the Department of Finance and any and all other entities as necessary or appropriate; (iii) post the Los Angeles County Fifth Supervisorial District Consolidated Oversight Board approved ROPS 21-22 on the City's website; and (iv) take any and all other actions and execute any and all such other documents as are necessary, convenient or appropriate to comply with the Dissolution Bills, and to effectuate the intent of this Resolution on behalf of the Successor Agency.

SECTION 7. This Resolution shall take effect immediately upon its adoption.

SECTION 8. The Agency Secretary shall certify as to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January 2022.

Approved as to form:

_____
Christopher Beck
City Attorney

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae Smith, City Clerk

I, Shanae Smith, Agency Secretary of the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the Successor Agency at a regular meeting of said Agency held on the 12th day of January 2022 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ABSENT:_____

Date: _____ _____
Shanae Smith, Agency Secretary

Recognized Obligation Payment Schedule (ROPS 22-23) - Summary
Filed for the July 1, 2022 through June 30, 2023 Period

Successor Agency: Palmdale

County: Los Angeles

Current Period Requested Funding for Enforceable Obligations (ROPS Detail)	22-23A Total (July - December)	22-23B Total (January - June)	ROPS 22-23 Total
A Enforceable Obligations Funded as Follows (B+C+D)	**$ 5,090,723**	**$ 1,740,330**	**$ 6,831,053**
B Bond Proceeds	-	-	-
C Reserve Balance	4,913,651	1,740,330	6,653,981
D Other Funds	177,072	-	177,072
E Redevelopment Property Tax Trust Fund (RPTTF) (F+G)	**$ 4,533,243**	**$ 6,312,339**	**$ 10,845,582**
F RPTTF	4,226,458	6,312,339	10,538,797
G Administrative RPTTF	306,785	-	306,785
H Current Period Enforceable Obligations (A+E)	**$ 9,623,966**	**$ 8,052,669**	**$ 17,676,635**

Certification of Oversight Board Chairman:

Pursuant to Section 34177 (o) of the Health and Safety code, I hereby certify that the above is a true and accurate Recognized Obligation Payment Schedule for the above named successor agency.

Name Title

/s/

Signature Date

Palmdale
Recognized Obligation Payment Schedule (ROPS 22-23) - ROPS Detail
July 1, 2022 through June 30, 2023

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	**ROPS 22-23 Total**	**ROPS 22-23A (Jul - Dec)**					**22-23A Total**	**ROPS 22-23B (Jan - Jun)**					**22-23B Total**
											Fund Sources						**Fund Sources**					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
								$106,850,909		$17,676,635	$-	$4,913,651	$177,072	$4,226,458	$306,785	$9,623,966	$-	$1,740,330	$-	$6,312,339	$-	$8,052,669
6	Loan from Housing for SERAF	SERAF/ ERAF	05/05/ 2010	11/30/2036	Housing Authority for deposit into Housing Asset Fund	Statutory Obligation FY 2009-10 SERAF - Merged Proj Area	Merge	2,720,491	N	$250,000	-	-	-	250,000	-	$250,000	-	-	-	-	-	$-
7	Loan from Housing for SERAF	SERAF/ ERAF	03/02/ 2011	02/28/2034	Housing Authority for deposit into Housing Asset Fund	Statutory Obligation FY 2010-11 SERAF - Proj Area No 1	PA 1	521,581	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
8	Loan from Housing for SERAF	SERAF/ ERAF	03/02/ 2011	11/30/2036	Housing Authority for deposit into Housing Asset Fund	Statutory Obligation FY 2010-11 SERAF - Merged Proj Area	Merge	1,867,705	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
13	2010 Tax Alloc Ref Notes($27.5M)	Bonds Issued On or Before 12/ 31/10	12/23/ 1998	03/01/2026	AC Warnack Trust/ Shaughne S. Warnack Trust	Notes issued for non-housing projects	PA 1	11,372,462	N	$2,732,661	-	-	177,072	1,180,259	-	$1,357,331	-	1,375,330	-	-	-	$1,375,330
14	2010 Tax Alloc Ref Notes($27.5M)	Reserves	12/23/ 1998	03/01/2026	AC Warnack Trust	Bond Covenants - H&S Code Sec 34171(d)(1)(A)	PA 1	1,375,330	N	$1,375,330	-	-	-	1,375,330	-	$1,375,330	-	-	-	-	-	$-
23	2002 Tax Alloc Bonds ($5.3M)	Bonds Issued On or Before 12/ 31/10	08/20/ 2002	12/01/2032	US Bank	Bonds issued for non-housing projects	Merge	10,475,000	N	$970,000	-	970,000	-	-	-	$970,000	-	-	-	-	-	$-
24	2002 Tax Alloc Bonds ($5.3M)	Reserves	08/20/ 2002	12/01/2032	US Bank	Bond Covenants - H&S Code Sec 34171(d)(1)(A)	Merge	975,000	N	$975,000	-	-	-	-	-	$-	-	-	-	975,000	-	$975,000
30	Bond Administration Fees	Fees	06/15/ 1993	09/01/2034	US Bank	Fiscal Agent/ Trustee fees on Bond issues	Merge	148,000	N	$11,300	-	-	-	7,300	-	$7,300	-	-	-	4,000	-	$4,000
32	Arbitrage Calculation Reports	Fees	07/16/ 2002	09/01/2034	BondLogistix LLC	Arbitrage rebate calc svcs	Merge	44,000	N	$6,750	-	-	-	6,750	-	$6,750	-	-	-	-	-	$-
35	Bond Disclosure	Fees	05/24/ 2004	09/01/2034	NBS	Disclosure reporting	Merge	104,000	N	$8,000	-	-	-	500	-	$500	-	-	-	7,500	-	$7,500

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											ROPS 22-23A (Jul - Dec)						ROPS 22-23B (Jan - Jun)					
											Fund Sources						Fund Sources					
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23B Total
	Reports (A-0695)					services																
37	Agency Financial Audit (A-2844)	Fees	07/01/ 2009	09/01/2034	Eide Bailly	Audit services - annually required by bond documents H&S Code Sec 34171(d)(1)(A)	Merge	120,000	N	$10,000	-	-	-	7,000	-	$7,000	-	-	-	3,000	-	$3,000
39	Prop Tax Consulting Svcs (A-3220) - Merge	Fees	09/01/ 2010	09/01/2034	HdL Coren & Cone	Property Tax Consulting Services - data required for annual Bond Disclosures H&S Code Sec 34171(d)(1)(A)	Merge	120,000	N	$10,500	-	-	-	5,250	-	$5,250	-	-	-	5,250	-	$5,250
50	DDA 3rd Implementation (A-0861)	OPA/DDA/ Construction	03/30/ 1999	11/30/2036	Dillard's (Mercantile Operations Inc)	Public infrastructure reimbursement	Merge	-	Y	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
59	Property Assessments	Property Maintenance	09/21/ 1990	06/30/2022	AV Auto Center	Lot Owners Assoc. Maintenance - Costs of maintaining assets prior to disposition, allowable by H&S Code Sec 34171(d)(1)(F).	PA 1	36,800	N	$36,800	-	-	-	18,400	-	$18,400	-	-	-	18,400	-	$18,400
60	Property Assessments	Property Maintenance	03/31/ 2004	06/30/2023	Fairway Business Pk-LOA	Lot Owners Assoc. Maintenance - Costs of maintaining assets prior to disposition, allowable by H&S Code Sec 34171(d)(1)(F).	PA 1	6,530	N	$6,530	-	-	-	3,265	-	$3,265	-	-	-	3,265	-	$3,265
61	Property Costs- Fencing	Property Maintenance	07/01/ 2022	06/30/2023	Andy Gump Inc	Fencing - Fairway Business Park - Costs of maintaining assets prior to disposition, allowable by	PA 1	1,450	N	$1,450	-	-	-	725	-	$725	-	-	-	725	-	$725

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											ROPS 22-23A (Jul - Dec)						ROPS 22-23B (Jan - Jun)					
											Fund Sources						Fund Sources					
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23B Total
						H&S Code Sec 34171(d)(1)(F).																
62	Property Assessments	Property Maintenance	07/01/ 2022	06/30/2023	COP - Streetlight Maint Dist	Streetlight Maint. Dist. Assessments - Costs of maintaining assets prior to disposition, allowable by H&S Code Sec 34171(d)(1)(F).	PA 1	2,860	N	$2,860	-	-	-	1,430	-	$1,430	-	-	-	1,430	-	$1,430
63	Property Assessments	Property Maintenance	07/01/ 2022	06/30/2023	COP-Landscape Dist Zone 2	Landscape Maint. Dist. Assessments - Costs of maintaining assets prior to disposition, allowable by H&S Code Sec 34171(d)(1)(F).	Merge	1,300	N	$1,300	-	-	-	650	-	$650	-	-	-	650	-	$650
65	Property Assessments/ Spec Taxes	Property Maintenance	07/01/ 2022	06/30/2023	CFD 05-1	Special Tax Assessment - CFD 05-1 - Costs of maintaining assets prior to disposition, allowable by H&S Code Sec 34171(d)(1)(F).	Merge	100,000	N	$100,000	-	-	-	50,000	-	$50,000	-	-	-	50,000	-	$50,000
66	Property Assessments - PA 1	Property Maintenance	07/01/ 2021	06/30/2023	COP-Park Maint & Rec Impv Dist	Park Maint & Rec Impv Assessments - Costs of maintaining assets prior to disposition, allowable by H&S Code Sec 34171(d)(1)(F).	PA 1	80	N	$80	-	-	-	40	-	$40	-	-	-	40	-	$40
68	Property Assessments - PA 1	Property Maintenance	07/01/ 2022	06/30/2023	AV Mosquito & Vector Control	Mosquito Abatement Assessments - Costs of maintaining assets prior to disposition, allowable by	PA 1	20	N	$20	-	-	-	10	-	$10	-	-	-	10	-	$10

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											ROPS 22-23A (Jul - Dec)						ROPS 22-23B (Jan - Jun)					
											Fund Sources						Fund Sources					
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23B Total
						H&S Code Sec 34171(d)(1)(F).																
76	DDA Transit Vlg Townhomes (A-1977)	OPA/DDA/ Construction	07/10/ 2007	12/31/2061	Palmdale Transit Village Townhomes, LLC	Transit Village townhome development	Housing	65,000	N	$65,000	-	-	-	-	-	$-	-	65,000	-	-	-	$65,000
80	DDA Transit Vlg Townhomes (A-1977)	OPA/DDA/ Construction	07/10/ 2007	12/31/2061	Palmdale Transit Village Townhomes, LLC	Reimbursement to Developer of Parks & Rec Impact Fees	Housing	300,000	N	$300,000	-	-	-	-	-	$-	-	300,000	-	-	-	$300,000
156	Agreement for Reimbursement of City Services Rendered	Admin Costs	05/09/ 1975	11/30/2036	City of Palmdale	Reimb City for all costs incurred by City Officers and employees in rendering services to the Agency commencing March 24, 1975.	PA1/ Merge	-	Y	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
157	Redevelopment Impact Fee	Fees	10/13/ 1983	11/30/2036	City of Palmdale	Due to City of Palmdale under Ordinance No. 506 adopted by City Council in 1983 and called due by the City by Resolution No. CC 2013-206. Ordinance legally provides a funding mechanism requiring the Agency be charged an impact fee of 4% of the building value of any new construction occurring within redevelopment project areas.	PA1/ Merge	-	Y	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
160	Commission charges	Property Dispositions	07/01/ 2021	06/30/2022	Various	Costs of commission	PA1/ Merge	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
											ROPS 22-23A (Jul - Dec)						ROPS 22-23B (Jan - Jun)					
											Fund Sources						Fund Sources					
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	ROPS 22-23 Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23A Total	Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	22-23B Total
						relating to sale of Successor Agency land to developers																
161	Escrow Services	Property Dispositions	07/01/ 2021	06/30/2022	Various	Escrow Service costs relating to sale of Successor Agency land to developers	PA1/ Merge	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
162	Title Services	Property Dispositions	07/01/ 2021	06/30/2022	Various	Title Service costs relating to sale of Successor Agency land to developers	PA1/ Merge	-	N	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
163	Appraisal Services	Property Dispositions	07/01/ 2022	06/30/2023	Various	Appraisal Service costs relating to sale of Successor Agency land to developers	PA1/ Merge	5,000	N	$5,000	-	-	-	5,000	-	$5,000	-	-	-	-	-	$-
169	Housing Entity Administrative Cost Allowance	Admin Costs	07/01/ 2015	06/30/2020	The Housing Authority of the City of Palmdale	Housing Entity Administrative Cost Allowance allowed by AB 471	PA1/ Merge	-	Y	$-	-	-	-	-	-	$-	-	-	-	-	-	$-
170	Agency Adminstrative Cost Allowance	Admin Costs	07/01/ 2021	06/30/2022	City of Palmdale	SA Overhead and Administrative Costs	PA1/ Merge	3,271,000	N	$306,785	-	-	-	-	306,785	$306,785	-	-	-	-	-	$-
175	Tax Allocation Refunding Bonds, 2016 Series A	Refunding Bonds Issued After 6/27/12	04/26/ 2016	09/01/2034	US Bank	Bonds issued to refund 1998, 1999 and 2003 Bonds	PA1/ Merge	27,213,250	N	$2,959,750	-	1,844,063	-	614,687	-	$2,458,750	-	-	-	501,000	-	$501,000
176	Tax Allocation Refunding Bonds, 2016 Series A	Reserves	04/26/ 2016	09/01/2034	US Bank	Reserve for Next ROPS Period Debt Service per Indenture	PA1/ Merge	1,868,250	N	$1,868,250	-	-	-	-	-	$-	-	-	-	1,868,250	-	$1,868,250
177	Tax Allocation Refunding Bonds, 2016 Series B	Refunding Bonds Issued After 6/27/12	06/23/ 2016	09/01/2034	US Bank	Bonds issued to refund 2003C, 2003D, 2004A, 2004 Sub, 2005E, 2005F and 2009 Bonds	PA1/ Merge	42,006,306	N	$3,543,775	-	2,099,588	-	699,862	-	$2,799,450	-	-	-	744,325	-	$744,325
178	Tax Allocation	Reserves	06/23/	09/01/2034	US Bank	Reserve for	PA1/	2,129,494	N	$2,129,494	-	-	-	-	-	$-	-	-	-	2,129,494	-	$2,129,494

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
Item #	Project Name	Obligation Type	Agreement Execution Date	Agreement Termination Date	Payee	Description	Project Area	Total Outstanding Obligation	Retired	**ROPS 22-23 Total**	**ROPS 22-23A (Jul - Dec)**					**22-23A Total**	**ROPS 22-23B (Jan - Jun)**					**22-23B Total**
											Fund Sources						**Fund Sources**					
											Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF		Bond Proceeds	Reserve Balance	Other Funds	RPTTF	Admin RPTTF	
	Refunding Bonds, 2016 Series B		2016			Next ROPS Period Debt Service per Indenture	Merge															

Palmdale
Recognized Obligation Payment Schedule (ROPS 22-23) - Report of Cash Balances
July 1, 2019 through June 30, 2020
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation.

A	B	C	D	E	F	G	H
	ROPS 19-20 Cash Balances (07/01/19 - 06/30/20)	**Fund Sources**					**Comments**
		Bond Proceeds		**Reserve Balance**	**Other Funds**	**RPTTF**	
		Bonds issued on or before 12/31/10	Bonds issued on or after 01/01/11	Prior ROPS RPTTF and Reserve Balances retained for future period(s)	Rent, grants, interest, etc.	Non-Admin and Admin	
1	**Beginning Available Cash Balance (Actual 07/01/19)** RPTTF amount should exclude "A" period distribution amount.	711,089	47	5,060,462	639,793	1,454,505	
2	**Revenue/Income (Actual 06/30/20)** RPTTF amount should tie to the ROPS 19-20 total distribution from the County Auditor-Controller	14,940	2,101		223,029	10,023,070	Col F includes $45,957 commission and escrow costs on land sales funded from sale proceeds
3	**Expenditures for ROPS 19-20 Enforceable Obligations (Actual 06/30/20)**		2,127	4,695,462	262,176	11,056,935	Col F includes offsetting $45,957 commission and escrow costs on land sales funded from sale proceeds
4	**Retention of Available Cash Balance (Actual 06/30/20)** RPTTF amount retained should only include the amounts distributed as reserve for future period(s)	726,029	21	365,000	423,574	290,725	
5	**ROPS 19-20 RPTTF Prior Period Adjustment** RPTTF amount should tie to the Agency's ROPS 19-20 PPA form submitted to the CAC		No entry required			129,915	
6	**Ending Actual Available Cash Balance (06/30/20) C to F = (1 + 2 - 3 - 4), G = (1 + 2 - 3 - 4 - 5)**	**$-**	**$-**	**$-**	**$177,072**	**$-**	**Col F applied to Item 13**

Palmdale
Recognized Obligation Payment Schedule (ROPS 22-23) - Notes
July 1, 2022 through June 30, 2023

Item #	Notes/Comments
6	
7	
8	
13	Item 14 22-23A Reserve used to pay debt service in 22-23B
14	Reserve in 22-23A used to pay debt service in 22-23B
23	
24	
30	
32	
35	
37	
39	
50	
59	
60	
61	
62	
63	
65	
66	
68	
76	Funded in a prior year and SA allowed to retain as a reserve for expenditure in 21-22B; not likely to be spent until 22-23 so included again as reserve in this ROPS
80	Funded in a prior year and SA allowed to retain as a reserve for expenditure in 21-22B; not likely to be spent until 22-23 so included again as reserve in this ROPS
156	
157	
160	Any SA properties still in escrow at 6/30/22- commission and other selling costs to be paid from escrow sale proceeds
161	Any SA properties still in escrow at 6/30/22- commission and other selling costs to be paid from escrow sale proceeds
162	Any SA properties still in escrow at 6/30/22- commission and other selling costs to be paid from escrow sale proceeds

Palmdale
Recognized Obligation Payment Schedule (ROPS 22-23) - Notes
July 1, 2022 through June 30, 2023

Item #	Notes/Comments
163	Any remaining SA properties in escrow at 6/30/22 - in the event one or more properties fall out of escrow, additional appraisals my be necessary
169	
170	
175	
176	
177	
178	

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-002, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE SALE OF RIGHTS TO CERTAIN EXCESS WATER TO ANTELOPE VALLEY-EAST KERN WATER AGENCY AND PALMDALE WATER DISTRICT; AND ACTIONS RELATED THERETO**

ISSUE

Adopt Resolution No. CC 2022-002, a Resolution of the City Council of the City of Palmdale authorizing the sale of rights to certain excess water to Antelope Valley-East Kern Water Agency and Palmdale Water District; and actions related thereto.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC 2022-002 approving the sale of certain water rights to Antelope Valley-East Kern Water Agency and Palmdale Water District related to Community Facilities District No. 16-1, and authorizing actions related thereto.

BACKGROUND

The City Council formed the City of Palmdale Community Facilities District No. 16-1 (the "CFD") for the purpose of financing certain water supply rights to be provided by the Antelope Valley-East Kern Water Agency ("AVEK") for the benefit of 338 undeveloped single family residential lots in the Joshua Ranch development, and to provide funds for certain maintenance services related to a flood control facility related to the development. In connection with the formation of the CFD, the City, AVEK, CV Communities, LLC and the then owners of the land in the CFD, Joshua Ranch 2 Inv, LLC and Joshua Ranch 3 Inv, LLC, entered into a Joint Community Facilities Agreement No. A-5329 dated June 1, 2016 (the "JCFA"). The JCFA provided for certain matters related to the formation of the CFD, the levy of special taxes on property in the CFD and the security for payment of the special taxes so levied, and the delivery and banking of the water arising from the water rights financed by the CFD.

The JCFA provided that any water available pursuant to the CFD-acquired water rights in any fiscal year prior to the year in which the planned 338 single family homes have been fully constructed and certificates of occupancy for all of those homes have been provided by the City, which water is in excess of that needed for the 338 homes, is to be made available by AVEK to the City (referred to in the JCFA as the "City Water Allocation") for

the City's use, or for water banking purposes of the City, and that the City has the right to use or sell any portion of the City Water Allocation in its sole discretion, and that the City is entitled to retain the proceeds of any water sold by it.

DISCUSSION

Under the JCFA, the City currently has the right to 564-acre feet of surface water in respect of the City Water Allocation. Due to the acute drought condition in the Antelope Valley, AVEK and Palmdale Water District (PWD) have proposed to split the purchase of the City Water Allocation. AVEK and PWD have each presented the City with a proposed Term Sheet providing the terms for the possible sale of some of the City Water Allocation, and the City Manager and the Director of Public Works have determined that the City has no current need for the available City Water Allocation, and they have reviewed the Term Sheets and have determined that it is in the best interests of the City to sell some of the City Water Allocation on the terms and as provided in the Term Sheets.

The accompanying resolution authorizes the City Manager to execute the Term Sheets, and City Staff to take all actions necessary to implement the transaction contemplated by the Term Sheets.

FISCAL IMPACT

If the sale of the water rights is approved by City Council and accomplished in accordance with the terms of the Terms Sheets with AVEK and PWD mentioned below, the City is expected to receive $341,784.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

A. Manage resources, costs, and liabilities to ensure the City's long-term fiscal health.

D. Pursue alternative financing opportunities for continued infrastructure improvements and quality community programs.

Prepared by:	Chuck Heffernan, P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2022-002
2. AVEK 2020 Water Transfer Term Sheet
3. PWD 2020 Water Transfer Term Sheet

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE SALE OF RIGHTS TO CERTAIN EXCESS WATER TO ANTELOPE VALLEY-EAST KERN WATER AGENCY AND PALMDALE WATER DISTRICT; AND ACTIONS RELATED THERETO

WHEREAS, the City Council of the City of Palmdale (the "City") has formed the City of Palmdale Community Facilities District No. 16-1 (Joshua Ranch Water Supply and Maintenance Services) (the "CFD") for the purpose of financing certain water supply rights and services to be provided by the Antelope Valley-East Kern Water Agency ("AVEK") for the benefit of property in the CFD and the City, and to provide funds for certain maintenance services related to a flood control facility; and

WHEREAS, in connection with the formation of the CFD, the City, AVEK, CV Communities, LLC and the then owners of the land in the CFD, Joshua Ranch 2 Inv, LLC and Joshua Ranch 3 Inv, LLC, entered into a Joint Community Facilities Agreement (A-5329), dated as of June 1, 2016 (the "JCFA"), which JCFA provided for certain matters related to the formation of the CFD, the levy of special taxes on property in the CFD and the security for payment of the special taxes so levied, and the delivery and banking of the water arising from the water rights financed by the CFD; and

WHEREAS, the JCFA provided that any water available pursuant to the CFD-acquired water rights in any fiscal year prior to the year in which 338 single family residential dwelling units have been fully constructed in Joshua Ranch (referred to in the JCFA as the "Additional Units") and certificates of occupancy for all of the Additional Units have been provided by the City, which water is in excess of that needed for the Additional Units, shall be made available by AVEK to the City (referred to in the JCFA as the "City Water Allocation") for the City's use, or for water banking purposes of the City, and that the City shall have the right to use or sell any portion of the City Water Allocation in its sole discretion, and that the City is entitled to retain the proceeds of any such water sold by it; and

WHEREAS, under the JCFA, the City currently has the right to 564-acre feet of surface water in respect of the City Water Allocation; and

WHEREAS, due to the acute drought condition in the Antelope Valley, (AVEK) and Palmdale Water District (PWD) have proposed to split the purchase of the City Water Allocation; and

WHEREAS, AVEK and PWD have each presented the City with a proposed "Term Sheet" providing the terms for the possible sale of 282 acre-foot of the City Water Allocation (the "Water Sale Term Sheets"), the City Manager and the Director Public Works have determined that the City has no current need for the available City Water Allocation, and they have reviewed the Water Sale Term Sheets and have determined that it is in the best interests of the City to sell some of the City Water Allocation on the terms and as provided in the Water Sale Term Sheets; and

WHEREAS, the City Council now desires to authorize and direct the City Manager to execute the Water Sale Term Sheets for the City, and to authorize the City Manager and other relevant City Staff to take all actions necessary to implement the transaction contemplated by the Water Sale Term Sheets.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE, AND ORDER AS FOLLOWS:

SECTION 1. The sale of all or a portion of the City Water Allocation under and pursuant to the terms of the Water Sale Term Sheets is hereby authorized. The City Manager is hereby authorized and directed to execute and deliver the Water Sale Term Sheets, for and on behalf of the City, in the form on file with the City Clerk together with such additions thereto or changes therein as are approved by the City Manager upon consultation with the City Attorney, the approval of such additions or changes to be conclusively evidenced by the execution and delivery of the Water Sale Term Sheets by the City Manager.

SECTION 2. The City Council hereby authorizes the City Manager, and all other applicable officers of the City, to execute all such documents and to take all actions as are necessary or desirable to implement the transaction contemplated by the Water Sale Term Sheets.

SECTION 3. The Palmdale City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ABSENT: _____

Date: _____ _____
Shanae S. Smith, City Clerk

Proposed Terms for the One-Time Transfer of
2020 Nickel Water Supply between
Antelope Valley-East Kern Water Agency (AVEK) and
the City of Palmdale (City)
August 13, 2021

Parties	Antelope Valley-East Kern Water Agency (AVEK); City of Palmdale (City); herein after referred to as "Parties".
Description	The Parties would implement a Project that will transfer up to 282 Acre-Ft of Nickel Water supply previously assigned to the City in 2020, yet left unused, to AVEK for use within their service area.
Project Administration	The Parties will be responsible for the Project administration including project management, communication, and coordination of the Project. AVEK will be the responsible party if any communications regarding the State Water Project (e.g. Dept. of Water Resources) are required. The Project will not be subject to DWR approval.
Term	The Project will be completed in 2021.
Project CEQA	This program is exempt from CEQA pursuant to a Class 1 categorical exemption (14 C.C.R. § 15301) because it involves the use of existing publicly owned water facilities. No new facilities will be required for the Project.
Financial Commitment	AVEK will pay the City $606/Acre-Ft of the Nickel Water supply transferred to AVEK. Payment to the City of $170,892 will be made under the terms of an approved final Project transfer agreement between the Parties.
Water Delivery	AVEK is solely responsible for the delivery, conveyance, storage or otherwise disposal of the transferred Nickel Water supply upon completion of the Project.
SWP Costs	AVEK will solely be responsible for any SWP variable costs incurred due to the Project.
Agency Coordination	The Parties would cooperate with all State Agencies in preparing all necessary agreements and permits to complete the Project.
Acceptance of Terms	Parties acceptance of the above terms and conditions: Antelope Valley-East Kern Water Agency _____. Signature _____. Title _____. Date City of Palmdale _____. Signature _____. Title _____. Date

Proposed Terms for the One-Time Transfer of
2020 Nickel Water Supply between
Palmdale Water District (PWD) and
the City of Palmdale (City)
August 13, 2021

Parties	Palmdale Water District (PWD); City of Palmdale (City); herein after referredto as "Parties".
Description	The Parties would implement a Project that will transfer up to 282 Acre-Ft of Nickel Water supply previously assigned to the City in 2020, yet left unused, to PWD for use within their service area.
Project Administration	The Parties will be responsible for the Project administration including project management, communication, and coordination of the Project. PWD will be the responsible party if any communications regarding the State Water Project (e.g. Dept. of Water Resources) are required. The Project will not be subject to DWR approval.
Term	The Project will be completed in 2021.
Project CEQA	This program is exempt from CEQA pursuant to a Class 1 categorical exemption (14 C.C.R. § 15301) because it involves the use of existing publicly owned water facilities. No new facilities will be required for the Project.
Financial Commitment	PWD will pay the City $606/Acre-Ft of the Nickel Water supply transferred to PWD. Payment tothe City of $170,892 will be made under the terms of an approved final Project transfer agreement between the Parties.
Water Delivery	PWD is solely responsible for the delivery, conveyance, storage or otherwise disposal of the transferred Nickel Water supply upon completion of the Project.
SWP Costs	PWD will solely be responsible for any SWP variable costs incurred due to the Project.
Agency Coordination	The Parties would cooperate with all State Agencies in preparing all necessary agreements and permits to complete the Project.
Acceptance of Terms	Parties acceptance of the above terms and conditions: Palmdale Water District Dennis D. LaMoreaux Signature GENERAL MANAGER Title 8/17/21 Date City of Palmdale _____ Signature _____ Title _____ Date

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-012, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE EXECUTION OF AN EMERGENCY MUTUAL RESPONSE AGREEMENT BETWEEN MEMBER ANTELOPE VALLEY AGENCIES**

ISSUE

Adopt Resolution No. CC 2022-012, a Resolution of the City Council of the City of Palmdale authorizing the execution of an Emergency Mutual Response Agreement between member Antelope Valley Agencies.

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution No. CC 2022-012 authorizing the execution of an Emergency Mutual Response Agreement between member Antelope Valley agencies, City Agreement No. A-7758.

2. Authorize the City Manager, or his designee, to execute Agreement No. A-7758, including making minor and non-substantive changes.

BACKGROUND

Recognizing the need for intergovernmental coordination and cooperation during an emergency, the Cities of Palmdale and Lancaster, County of Los Angeles, Palmdale Water District (PWD), Antelope Valley-East Kern Water Agency (AVEK), Quartz Hill Water District (QHWD), Littlerock Creek Irrigation District and Rosamond Community Services District convened a meeting to develop the framework of this Agreement. The County is still working out some details and will likely join the “group” at some future date.

DISCUSSION

It is recognized that emergencies often distress local and state government capability, transcend agency boundaries, and that intergovernmental coordination is essential for the protection of lives, property, and incident stabilization. This cooperation is also essential for the maximum use of available resources.

FISCAL IMPACT

Approving this Agreement will allow the City of Palmdale to draw upon outside resources and provide necessary assistance in a time of need. Any assistance or support to another signatory agency would be reimbursed resulting in little if any fiscal impact to the City.

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property, and the environment.

B. Be prepared to protect life, property, and the environment in the event of catastrophic disasters and emergencies.

D. Strengthen regional, state, and national partnerships to enhance our legislative presence.

Prepared by:	Chuck Heffernan, P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution CC 2022-012
2. Agreement A-7758

GOVERNING BOARD
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE EXECUTION OF AN EMERGENCY MUTUAL RESPONSE AGREEMENT BETWEEN MEMBER ANTELOPE VALLEY AGENCIES, CITY AGREEMENT NO. A-7758

WHEREAS, It is recognized that emergencies often distress local and state government capability, transcend agency boundaries; and

WHEREAS, intergovernmental coordination is essential for the protection of lives, property, and incident stabilization.; and

WHEREAS, this cooperation is also essential for the maximum use of available resources; and

WHEREAS, due to their proximity and mutual interests in the well being of the residents of the Antelope Valley, this Agreement is made between the Agencies identified on Exhibit A of Agreement No. A-7758; and

WHEREAS, the City Council now desires to authorize and direct the City Manager to execute the Emergency Mutual Response Agreement for the City, and to authorize the City Manager and other relevant City Staff to take all actions necessary to implement the said Agreement No. A-7758 and to carry out the cooperative efforts therein described.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE, AND ORDER AS FOLLOWS:

SECTION 1. The cooperative efforts both offered and received under and pursuant to the terms of the Emergency Mutual Response Agreement is hereby authorized. The City Manager is hereby authorized and directed to execute and deliver the Emergency Mutual Response Agreement, for and on behalf of the City, in the form on file with the City Clerk together with such additions thereto or changes therein as are approved by the City Manager upon consultation with the City Attorney, the approval of such additions or changes to be conclusively evidenced by the execution and delivery of the Emergency Mutual Response Agreement by the City Manager.

SECTION 2. The City Council hereby authorizes the City Manager, and all other applicable officers of the City, to execute all such documents and to take all actions as are necessary or desirable to implement any transactions contemplated by the Emergency Mutual Response Agreement.

SECTION 3. The Palmdale City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ABSENT: _____

Date: _____ _____
Shanae S. Smith, City Clerk

Mutual Response Agreement
Antelope Valley Agencies

This AGREEMENT is made and entered into by the signatories to this Agreement, as listed on Exhibit A hereto, which have adopted and signed this agreement to provide mutual assistance in times of emergency in accordance with the California Emergency Services Act and the reimbursement for equipment, supplies and personnel made available on an emergency basis as specified herein.

Said agencies are individually referred to herein as a "Member Agency" and all of said agencies are referred to herein collectively as "the parties."

In consideration of the mutual covenants and agreements hereinafter set forth, the parties agree to provide mutual assistance to one another in times of emergency as follows:

ARTICLE I.
PURPOSE

Recognizing that emergencies may require assistance in the form of personnel, equipment, and supplies from outside the area of an emergency's impact, the parties hereby establish an Intrastate Program for Mutual Aid, Response and Assistance. Through this Mutual Aid Response and Assistance Program (the "Program"), Members coordinate response activities and share resources during emergencies and assist during local emergencies or planned or unplanned outages, as defined herein. This Agreement sets forth the procedures and standards for the administration of the Program among the parties.

ARTICLE II.
DEFINITIONS

A. *Authorized Official* – An employee or officer of a Member Agency who is authorized to:
   1. Request assistance;
   2. Offer assistance;
   3. Refuse to offer assistance or
   4. Withdraw assistance under this agreement.

B. *Emergency* – A natural or human caused event or circumstance causing, or imminently threatening to cause, impact to the operations of a Member Agency, loss of life, injury to person or property, human suffering, or financial loss, and includes, but is not limited to, fire, flood, severe weather, earthquake, civil disturbance, riot, explosion, drought, volcanic activity, spills or releases of oil or hazardous materials, contamination, utility or transportation emergencies, disease, blight, infestation, intentional acts, sabotage, declaration of war, or other condition which will, or is likely to, require a greater level of personnel, equipment, facilities and services than a Member Agency can provide on its own, and thus will require mutual assistance.

C. *Members or Member Agencies* – Any public or private agency that manifests intent to participate in the Program by executing this Agreement.

   1. Requesting Member – A Member Agency that requests aid or assistance under the Program.

2. Responding Member – A Member Agency that responds to a request for aid or assistance under the Program.

3. Non-Responding Member – A Member Agency that does not provide aid or assistance during a Period of Assistance under the Program.

D. *Confidential Information* – Any document shared with any signatory of this Agreement that is marked confidential, including but not limited to any map, report, notes, papers, opinion, or e-mail which relates to the system vulnerabilities of a Member Agency.

E. *Period of Assistance* – A specified period of time when a Responding Member assists a Requesting Member. The period commences when personnel, equipment, or supplies depart from Responding Member's facility and ends when the resources return to their facility (portal to portal). All protections identified in this Agreement apply during this period. The specified Period of Assistance may occur during response to or recovery from an Emergency, as previously defined, or during an Outage, as defined herein.

F. *National Incident Management System (NIMS)* – A national, standardized approach to incident management and response that sets uniform processes and procedures for emergency response operations.

G. *Standardized Emergency Management System (SEMS)* – A standardized approach to field command and jurisdictional management and response set forth by State of California Code of Regulations for multi-agency or multijurisdictional response to an emergency.

H. *Outage* – A period of time where a Member's utility supply is interrupted to the extent that the interruption jeopardizes the health and safety of the Members' customers/constituents. An Outage is "planned" when the Member is given at least three (3) days prior notice of the interruption in supply. An Outage is "unplanned" when the Outage occurs without at least three (3) days prior notice of the interruption in supply, including when the Outage occurs unexpectedly.

ARTICLE III.
ADMINISTRATION

The Program shall be administered through the Antelope Valley Agencies Group Emergency Preparedness Coordinator (the "Coordinator") and the Emergency Preparedness Coordinator Administrative Committee (the "Committee").

The purpose of the Committee is to provide local coordination of the Program before, during and after an Emergency or Outage. The Committee shall meet as frequently as necessary, but at least quarterly, to address Program issues and review emergency preparedness and response procedures. The Committee will be made up of at least one (1) representative of each of the Member Agencies. The Committee members shall work with the Coordinator to plan and coordinate emergency planning and response

activities for the Program and shall ensure that all Member Agencies are informed of such activities and have the opportunity to participate in all related planning and training activities.

The Committee may promulgate regulations and procedures to implement the terms and intent of this Agreement, by simple majority vote of Committee members.

ARTICLE IV.
PROCEDURES

A. In coordination with the Committee and the emergency management and public health systems of the state, the Committee and Coordinator shall develop operational and planning procedures for the Program. These procedures shall be consistent with the Standardized Emergency Management System (SEMS), the National Incident Management System (NIMS) and this Agreement. These procedures shall be reviewed at least annually and updated as needed by the Committee and Coordinator.

B. Requests for emergency assistance or assistance with any Outage under this Agreement shall be directed to the appropriate Authorized Official(s) from the list of Members.

ARTICLE V.
REQUESTS FOR ASSISTANCE

In general, assistance will be in the form of resources, such as equipment, supplemental water supplies, other supplies, and personnel. Assistance shall be given only when a Responding Member determines that its own needs can be met while rendering assistance. The execution of this Agreement shall not create any duty to respond on the part of any party hereto. A potential Responding Member shall not be held liable for failing to provide assistance. A potential Responding Member has the absolute discretion to decline to provide any requested assistance.

A. *Responsibility* – Members shall identify an Authorized Official and at least one alternate; provide contact information including 24-hour access and maintain resource information that may be available from the agency for mutual aid and assistance response. Such contact information shall be updated annually or when changes occur and be promptly provided to the Coordinator.

B. *Member Request* – In the event of an Emergency or Outage (planned or unplanned), a Member's Authorized Official may request mutual aid and assistance from a participating Member. Requests for assistance can be made orally or in writing. When made orally, the request for personnel, equipment, supplemental water supplies and other supplies shall be memorialized in writing as soon as practicable. Requests for assistance shall be directed to the Authorized Official of the participating Member. Specific protocols for requesting aid shall be provided in the required procedures to be established by the committee pursuant to Article IV hereof.

C. *Response to a Request for Assistance* – Members are not obligated to respond to a Requesting Member's request. After a Member receives a request for assistance, that Member's Authorized Official evaluates whether or not to respond, whether resources are available to respond, or if other circumstances would hinder response. Following the evaluation, that Member's

Authorized Representative shall inform, as soon as possible, the Requesting Member whether that Member will respond. If the Member is willing and able to provide assistance, the Member shall inform the Requesting Member about the type of available resources and the approximate arrival time of such assistance. If a Member determines it cannot respond to a request for assistance, that Member shall not be responsible for any consequences associated with its failure to respond.

D. *Discretion of Responding Member's Authorized Official* – Execution of this Agreement does not create any duty for a Member to respond to a request for assistance. When a Member receives a request for assistance, the Authorized Official shall have sole and absolute discretion as to whether or not to respond, or the availability of resources to be used in such response. An Authorized Member's decisions on the availability of resources shall be final.

ARTICLE VI.
RESPONSE COORDINATION

When providing assistance under this Agreement, the Requesting Member and Responding Member shall be organized and shall function under the Standard Emergency Management System and National Incident Management System protocols and procedures.

A. *Personnel* – Responding Member retains the right to identify the specific employees to be provided to a Requesting Member and the resources that are available.

B. *Control* – While employees so provided may be under the supervision of the Responding Member, the Responding Member's employees come under the direction and control of the Requesting Member, consistent with the NIMS Incident Command System to address the needs identified by the Requesting Member. The Requesting Member's Authorized Official shall coordinate response activities with the designated supervisor of the Responding Member(s). Whenever practical, Responding Member personnel must be self-sufficient for up to 72 hours. The Responding Member's designated supervisor(s) must keep accurate records of work performed by Responding Member's personnel during the specified Period of Assistance.

C. *Food and shelter* – When possible, the Requesting Member shall supply reasonable food and shelter for Responding Member personnel. If the Requesting Member is unable to provide food and shelter for Responding Member personnel, the Responding Member's designated supervisor is authorized to secure the resources necessary to meet the needs of its personnel. Except as provided below, the cost for such resources must not exceed the state per diem rates for that area. To the extent food and shelter costs exceed the state per diem rates for the area, the Responding Member must demonstrate that the additional costs were reasonable and necessary under the circumstances. Unless otherwise agreed to in writing, the Requesting Member remains responsible for reimbursing the Responding Member for all reasonable and necessary costs associated with providing food and shelter, if such resources are not provided.

D. *Communication* – The Requesting Member shall provide Responding Member personnel with radio equipment as available, or radio frequency information to program existing radios, in order to facilitate communications with local responders and utility personnel.

E. *Status* – Unless otherwise provided by law, the Responding Member's officers and employees retain the same privileges, immunities, rights, duties and benefits as provided in their respective jurisdictions; and shall remain officers and employees, as applicable, of the Responding Member.

F. *Licenses and Permits* – To the extent permitted by law, Responding Member personnel that hold licenses, certificates, or permits evidencing professional, mechanical, or other skills shall be allowed to carry out activities and tasks relevant and related to their respective credentials during the specified Period of Assistance.

G. *Right to Withdraw Resources* – The Responding Member's Authorized Official retains the right to withdraw some or all of its resources at any time for any reason in the Responding Member's sole and absolute discretion. Notice of intention to withdraw must by communicated to the Requesting Member's Authorized Official as soon as is practicable under the circumstances.

ARTICLE VII.
COST REIMBURSEMENT

Unless otherwise mutually agreed in whole or in part by both parties, the Requesting Member shall reimburse the Responding Member for each of the following categories of costs incurred while providing aid and assistance during the specified Period of Assistance.

A. *Personnel* – Responding Member(s) will make such employees as are willing to participate available to Requesting Member at Requesting Member's expense equal to any Responding Member's full cost, i.e., equal to the employee's applicable salary or hourly wage, plus fringe benefits and overhead, and consistent with Responding Member's collective bargaining agreements, if applicable, or other conditions of employment. All costs incurred for work performed during the specified Period of Assistance will be included. The Requesting Member shall be responsible for all direct and indirect labor costs.

B. *Equipment* – Use of equipment, such as construction equipment, vehicles, tools, pumps and generators, shall be at a Responding Member's current equipment rate and subject to the following conditions: The Requesting Member shall reimburse the Responding Member for the use of equipment during the specified Period of Assistance, including, but not limited to, reasonable rental rates, all fuel, lubrication, maintenance, transportation, and loading/unloading of loaned equipment. All equipment shall be returned to the Responding Member as soon as is practicable and reasonable under the circumstances.

1. At the option of Responding Member, equipment may be provided with an operator.

2. Equipment shall be returned to Responding Member within 24 hours after receipt of an oral or written request for return.

3. During the Period of Assistance, Requesting Member shall, at its own expense, supply all fuel, lubrication and maintenance for furnished equipment; provided that Requesting Member shall obtain Responding Member's consent before performing any such maintenance.

4. Responding Member's cost related to the transportation, handling and loading/unloading of equipment shall be chargeable to Requesting Member.

5. In the event equipment is damaged while being dispatched to Requesting Member, or while in the custody and use of Requesting Member, Requesting Member shall reimburse Responding Member for the reasonable cost of repairing said damaged equipment. If the equipment cannot be repaired, then Requesting Member shall reimburse Responding Member for the reasonable cost of replacing such equipment with equipment that is of at least equal capability as determined by the Responding Member. If Responding Member must lease a piece of equipment while Responding Member equipment is being repaired or replaced, Requesting Member shall reimburse Responding Member for such reasonable lease costs.

C. *Materials and Supplies* – The Requesting Member must reimburse the Responding Member in kind or at actual replacement cost, plus handling charges, for use of expendable or non-returnable supplies. The Responding Member must not charge direct fees or rental charges to the Requesting Member for other supplies and reusable items that are returned to the Responding Member in a clean, damage-free condition. Reusable supplies that are returned to the Responding Member with damage must be treated as expendable supplies for purposes of cost reimbursement.

D. *Supplemental Water Supplies* – The Responding Member will provide the Requesting Member with a bill showing the amount of water delivered to the Requesting Member. Water will be billed at the highest rate incurred for imported water by the Responding Member, or as the Responding Member may otherwise agree.

E. *Payment Period* – The Responding Member must provide an itemized bill to the Requesting Member for all expenses incurred by the Responding Member while providing assistance under this Agreement. The Responding Member must send the itemized bill not later than ninety (90) days following the end of the Period of Assistance. The Responding Member may request additional periods of time within which to submit the itemized bill and Requesting Member shall not unreasonably withhold consent to such request. The Requesting Member must pay the bill within 60 days following the billing date. The Requesting Member may request additional periods of time within which to pay the itemized bill and Responding Member shall not unreasonably withhold consent to such request, provided, however, that all payment shall occur not later than six months after the date a final itemized bill is submitted to the Requesting Member.

F. *Records* – Each Requesting Member and its duly authorized representatives shall have access to a Responding Member's books, documents, notes, reports, papers and records which are directly pertinent to this Agreement for the purposes of reviewing the accuracy of a cost bill or making a financial, maintenance or regulatory audit. To the extent it deems necessary, each Responding Member and its duly authorized representatives shall have access to a Requesting Member's books, documents, notes, reports, papers and records which are directly pertinent to this Agreement. Any audit shall occur during normal business hours upon giving reasonable notice to the Responding Member of the intent to conduct such an audit. In the event of such an audit, the employees of Responding Member shall comply with the reasonable requests of the Requesting Member, its representatives and agents. Such records shall be maintained for at

least three (3) years or longer where required by law and as needed for federal reimbursement practices.

ARTICLE VIII.
ARBITRATION

If any controversy or claim arises out of, or relates to, the Agreement, including, but not limited to an alleged breach of the Agreement, the disputing Members shall first attempt in good faith to resolve the dispute by negotiation, followed by confidential mediation and finally shall be settled by binding arbitration in accordance with the Rules of the American Arbitration Association. Judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction.

ARTICLE IX.
REQUESTING MEMBER'S DUTY TO INDEMNIFY

Pursuant to Government Code Section 895.4, and subject to Article X, Requesting Member shall assume the defense of, fully indemnify and hold harmless Responding Member, its Directors, elected officials, officers, employees and agents (collectively, for purposes of this Article, "Responding Member"), from all claims, loss, damage, injury and liability of every kind, nature and description, including reasonable attorney's and expert's fees, incurred to the extent directly or indirectly arising from the Emergency and/or aid and assistance provided hereunder during the Period of Assistance, including, but not limited to, negligent or wrongful use of equipment, supplies or personnel provided to Requesting Member except where caused by the sole, active negligence or willful misconduct of Responding Member.

ARTICLE X.
SIGNATORY INDEMNIFICATION

In the event of a liability, claim, demand, action or proceeding, of whatever kind or nature arising out of the rendering of assistance through the Agreement, the Requesting Member agrees to indemnify, defend, and hold harmless all Members whose only involvement is the execution and approval of this Agreement, in the transaction or occurrence which is the subject of such claim, action, demand or other proceeding. Such indemnification shall include indemnity for all claims, demands, liability, damages and costs, including reasonable attorneys' fees and other costs of defense, for injury, property damage and worker's compensation.

ARTICLE XI.
WORKER'S COMPENSATION CLAIMS

The Responding Member is responsible for providing worker's compensation benefits and administering worker's compensation for its employees, provided, however, that the Requesting Member shall be responsible for reimbursing any amounts paid or due as benefits to Responding Member's employees due to personal injury or death occurring during the Period of Assistance. The Requesting Member is responsible for providing worker's compensation benefits and administering worker's compensation for its employees.

ARTICLE XII.
NOTICE

Each party hereto shall give to the others prompt and timely written notice of any claim made or any suit instituted coming to its knowledge, which in any way, directly or indirectly, contingently or otherwise, affects or might affect them, and each Member shall have the right to participate in the defense of the same, as it considers necessary to protect its own interest, subject to the indemnification, hold harmless and defense provisions set forth in Article IX.

ARTICLE XIII.
INSURANCE

Each Member shall procure and maintain, at its sole and exclusive expense, insurance coverage, including $2,000,000 comprehensive liability, personal injury, property damage, and worker's compensation.

ARTICLE XIV.
CONFIDENTIAL INFORMATION

To the extent allowed by law, any Member (for purposes of this Article "Receiving Party") shall maintain in the strictest confidence and shall take all reasonable steps necessary to prevent the disclosure of any Confidential Information provided to it by another Member (for purposes of this Article, "Disclosing Party") pursuant to this Agreement. In the event that the Receiving Party is required, in the opinion of its legal counsel, to disclose any of the Confidential Information by applicable law (including, but not limited to, the California Public Records Act (Cal. Govt. Code §6250 *et seq.*), the Bagley-Keene Open Meeting Act (Cal. Govt. Code §11120 *et seq.*), the Brown Act (Cal. Govt. Code §54950 *et seq.*), and the Federal Freedom of Information Act), regulation or legal process, the Receiving Party will promptly notify the Disclosing Party so that the Disclosing Party may seek a protective order or other appropriate remedy or, in its sole discretion, waive compliance with the terms of this Agreement. The Receiving Party will reasonably cooperate with the Disclosing Party to obtain such a protective order, at the sole cost and expense of the Disclosing Party, and, in any event, will exercise reasonable efforts to obtain reliable assurance that confidential treatment will be accorded any Confidential Information that is ultimately required to be disclosed.

ARTICLE XV
EFFECTIVE DATE

This Agreement shall be in full force and effect upon the execution of the Agreement by two (2) Member Agencies. This Agreement shall take effect for a subsequent new party immediately upon its execution by said party.

ARTICLE XVI.
WITHDRAWAL

Any party may terminate its participation in this Agreement by written notice to the Coordinator, who shall provide notice of withdrawal to all current Members. Withdrawal takes effect 60 days after the appropriate official receives notice. Withdrawal from this Agreement shall in no way affect a Requesting Member's duty to reimburse a Responding Member for cost incurred during a Period of Assistance or indemnify any Member pursuant to Section IX and X. These duties shall survive such withdrawal.

ARTICLE XVII.
MODIFICATION

No provision of this Agreement may be modified, altered or rescinded by individual parties to the Agreement. Modifications to this Agreement require a simple majority vote of Committee members. The Committee will notify all parties of modifications to this Agreement in writing and those modifications shall be effective upon 60 days' written notice to the parties.

ARTICLE XVIII.
SEVERABILITY

If any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular term or provision held to be invalid.

ARTICLE XIX
PRIOR AGREEMENTS

This Agreement supersedes all prior Agreements between Members to the extent that such prior Agreements are inconsistent with this Agreement.

ARTICLE XX.
PROHIBITION ON THIRD PARTIES AND ASSIGNMENT OF RIGHTS/DUTIES

This Agreement is for the sole benefit of the Members and no person or entity shall have any rights under this Agreement as a third-party beneficiary. Assignments of benefits and delegations of duties created by this Agreement are prohibited and any such attempted assignment or delegation shall have no effect.

ARTICLE XXI.
TORT CLAIMS

This Agreement in no way abrogates or waives any immunity or defense available under California law.

ARTICLE XXII.
INTRASTATE AND INTERSTATE MUTUAL AID AND ASSISTANCE PROGRAMS

To the extent practicable, Members retain the right to participate in other mutual aid and assistance activities, including but not limited to, those conducted under the State of California Intrastate WARN Mutual Aid and Assistance Program, the Interstate Emergency Management Assistance Compact (EMAC), and similar programs.

Now, therefore, in consideration of the covenants and obligations set forth in this Agreement, the Agency listed here manifests its intent to be a Member Agency in the Program by executing this Agreement on this _____ day of _____ 2022.

Member: _____

By: _____

Title: _____

_____
Please Print Name

By: _____

Title: _____

_____
Please Print Name

Approved as to form and legality

By: _____
Attorney for Agency

_____
Please Print Name

Exhibit A of Mutual Response Agreement

City of Palmdale

City of Lancaster

Palmdale Water District

Antelope Valley-East Kern Water Agency

Quartz Hill Water District

Littlerock Creek Irrigation District

Rosamond Community Services District

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **ALL**

SUBJECT: **NOTICE OF COMPLETION – ACCEPT COMPLETED PROJECT WITH SULLY-MILLER CONTRACTING COMPANY FOR THE 2021 ARTERIAL OVERLAY PROJECT**

ISSUE

Notice of Completion – Accept completed project with Sully-Miller Contracting Company for the 2021 Arterial Overlay Project.

RECOMMENDATION

Staff recommends that the City Council:

1. Accept completed project with Sully-Miller Contracting Company for the 2021 Arterial Overlay Project, Project No. 805, Agreement No. A-7468 and;

2. Authorize the City Manager or his designee to execute and file a Notice of Completion.

BACKGROUND

Project No. 805, the 2021 Arterial Overlay Project was awarded to Sully-Miller Contracting Company at the June 1st, 2021 City Council Meeting. This public works project provided for a 2-inch pavement grind and 2-inch polymer modified asphalt concrete (PMAC) overlay on over one million square feet of arterial roadway within the City of Palmdale, including utility/manhole adjustment, traffic loop restoration, thermoplastic striping enhancements, and median improvements. The road segments overlayed with this project include.

a) 25th Street West, from Rancho Vista Blvd to Elizabeth Lake Rd.
b) Avenue S, from Cemetery Rd to 30th Street East
c) Avenue S, from approx. 45th Street East to 50th Street East

DISCUSSION

All construction work for this project has been completed, inspected, and approved. To release funds being held as retention (five percent of each progress payment), it is

necessary for the City Council to accept the project and for a Notice of Completion to be filed.

FISCAL IMPACT

This project was funded through Article 8 (207) and RMRA (210) funds, which have been allocated in Account No. S0025, Street Resurfacing Program. The original construction budget for this project was $2,067,000 and the final cost of construction was $1,990,067.45. which represents a 3.7% decrease. Thirty-five (35) days after the Notice of Completion has been filed, retention will be released.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Chuck Heffernan, Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Notice of Completion

RECORDING REQUESTED BY:

CITY OF PALMDALE

WHEN RECORDED MAIL TO:

CITY OF PALMDALE
OFFICE OF THE CITY CLERK
38300 Sierra Highway, Suite C
Palmdale, CA 93550

Space Above This Line for Recorder's Use

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, is hereby given that:

1. The undersigned is owner or corporate officer of the interest or estate stated below in the property hereinafter described.
2. The full name of the owner is City of Palmdale, a Municipal Corporation.
3. The full address of the owner is 38300 Sierra Highway, Palmdale, CA 93550.
4. The nature of interest or estate of the owner is: **street maintenance in the public right-of-way**
5. A work of improvement on the property hereinafter described was completed on November 1, 2021.
6. The work done was: Completion of City Project No. 805 2021 Arterial Overlay Project
7. The name of the Contractor for such work of improvement: Sully Miller Contracting Company.
8. The property on which said work of improvement was completed is in the City of Palmdale, State of California, and is described as: sections of streets within the City of Palmdale right-of-way
9. The address of said property is: in the City of Palmdale public right-of-way

Dated: January 12, 2022

CITY OF PALMDALE

Chuck Heffernan, P.E., Director of Public Works

VERIFICATION

I, the undersigned, say: I am the Director of Public Works, the declarant of the foregoing notice of completion; I have read the said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 12, 2022, in the City of Palmdale, California.

Chuck Heffernan, P.E., Director of Public Works

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
CAPITAL IMPROVEMENT PROGRAM DIVISION

DISTRICT: **ALL**

SUBJECT: **NOTICE OF COMPLETION – ACCEPT COMPLETED PROJECT WITH MANHOLE ADJUSTING, INC., FOR THE 2021 LOCAL STREET CAPE SEAL PROJECT.**

ISSUE

Notice of Completion – Accept completed project with Manhole Adjusting, Inc., for the 2021 Local Street Cape Seal Project

RECOMMENDATION

Staff recommends that the City Council:

1. Accept completed project with Manhole Adjusting, Inc., for the 2021 Local Street Cape Seal Project, Project No. 806, Agreement No. A-7505 and;

2. Authorize the City Manager or his designee to execute and file a Notice of Completion.

BACKGROUND

Project No. 806, the 2021 Local Cape Seal Project was awarded to Manhole Adjusting, Inc. at the June 1st, 2021 City Council Meeting. This public works project provided for resurfacing of approximately 2.5 million square feet of local streets throughout the city with a System 1 ARAM cape seal treatment. At the October 5th, 2021 City Council Meeting, City Council approved a change order to add approximately 1.2 million square feet of local streets to the project. In total, the project provided for the resurfacing of approximately 3.7 million square feet of local streets throughout the city.

DISCUSSION

All construction work for this project has been completed, inspected, and approved. To release funds being held as retention (five percent of each progress payment), it is necessary for the City Council to accept the project and for a Notice of Completion to be filed.

FISCAL IMPACT

This project was funded through Prop C (204) and Article 8 (207) funds, which have been allocated in Account No. S0025, Street Resurfacing Program. The original construction budget for this project was $2,564,325 and the final construction cost of the project was $3,867,530.37 which represents a 51% increase. This increase is due in large part to a City Council approved change order, as discussed in the background section. Thirty-five (35) days after the Notice of Completion is filed, retention will be released.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Chuck Heffernan, Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Notice of Completion

RECORDING REQUESTED BY:

CITY OF PALMDALE

WHEN RECORDED MAIL TO:

CITY OF PALMDALE
OFFICE OF THE CITY CLERK
38300 Sierra Highway, Suite C
Palmdale, CA 93550

Space Above This Line for Recorder's Use

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, is hereby given that:

1. The undersigned is owner or corporate officer of the interest or estate stated below in the property hereinafter described.
2. The full name of the owner is City of Palmdale, a Municipal Corporation.
3. The full address of the owner is 38300 Sierra Highway, Palmdale, CA 93550.
4. The nature of interest or estate of the owner is: **roadway maintenance in the public right-of-way**
5. A work of improvement on the property hereinafter described was completed on October 25, 2021.
6. The work done was: Project No. 806, 2021 Cape Seal Program.
7. The name of the Contractor for such work of improvement: Manhole Adjusting, Inc.
8. The property on which said work of improvement was completed is in the City of Palmdale, State of California, and is described as: various residential streets within the City of Palmdale
9. The address of said property is: in the City of Palmdale public right-of-way

Dated: January 12, 2022

CITY OF PALMDALE

Chuck Heffernan, P.E., Director of Public Works

VERIFICATION

I, the undersigned, say: I am the Director of Public Works, the declarant of the foregoing notice of completion; I have read the said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 12, 2022, in the City of Palmdale, California.

Chuck Heffernan, P.E., Director of Public Works

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENGINEERING DIVISION

DISTRICT: **4**

SUBJECT: **ADOPTION OF RESOLUTION NOS. CC 2022-003 AND CC 2022-004, RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF PALMDALE INITIATING PROCEEDINGS FOR THE APPROVAL OF THE FORMATION OF THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2020-290, TRACT 54209, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, AND DECLARING THE CITY'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2022/2023**

ISSUE

Adopt Resolutions No.'s CC 2022-003 and CC 2022-004 initiating proceedings and declaring its intention to form the City of Palmdale Landscape Maintenance Assessment District No. 2020-290 (the "District"), preliminarily approving the Engineer's Report, and declaring the City's intention to levy and collect assessments within the City of Palmdale Landscape Maintenance Assessment District No. 2020-290 for Fiscal year 2022/2023.

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt a resolution Initiating Proceedings for the Formation of the City of Palmdale Landscape Maintenance Assessment District No. 2020-290; and
2. Adopt a resolution Declaring its Intention to Form the City of Palmdale Landscape Maintenance Assessment District No. 2020-290; and
3. Preliminarily approve the Engineer's Report for the City of Palmdale Landscape Maintenance Assessment District No. 2020-290; and
4. Set a time and place for a public hearing for January 12, 2022 and ordering the initiation of assessment ballot proceedings.

BACKGROUND

The developer, Pacific Community Builders, Inc. has requested the formation of the District and it is also a condition of approval for the project, Tract 54209. Tract 54209, a 97 lot residential subdivision consisting of 95 single family residential homes on

28.71 acres is located between Avenue Q-12, 37th Street East, East Avenue R and 35th Street East.

According to the "Landscaping and Lighting Act of 1972", Part 2 of Division 15 of the California Streets and Highways Code, the City may establish a landscape maintenance assessment district to provide for the installation, continued maintenance, and servicing of the landscaping improvements. Placement of the landscaping improvements into a district will provide for the continued maintenance of these improvements after the developer installs them and the City accepts them.

Article XIII D of the California Constitution, and Section 53753 of the California Government Code both require that a notice of the proposed assessment and ballot be mailed to the record owner of each parcel on which an assessment is imposed. Additionally, the Article requires that the City conduct a public hearing no earlier than 45 days from the date of approval of the Resolution of Intention.

At this time LCTH Investments, L.P. and Paragon HM, LLC are the sole owners of Tract 54209, covering the territory located between Avenue Q-12, 37th Street East, East Avenue R and 35th Street East. The owners have each been mailed a petition requesting the owners to waive the 45-day notice period thereby shortening the time between the Resolution of Intention and the public hearing. A ballot will also be mailed to the owner, to indicate their support or opposition to the formation of the District.

The City has prepared resolutions initiating proceedings and declaring its intention to form the District and to levy and collect assessments to fund the cost of maintenance of landscaping improvements within the District. The City Council has designated the assessment engineer and will hear on the preliminary report, which outlines the Assessment District and the proposed annual assessments.

The attached resolutions and Engineer's Report initiate the process for the formation of the District and set a date for the public hearing. At the time of the public hearing, the ballot will be checked, and if the vote is yes, the Engineer's Report and resolution to be heard at the public hearing will confirm and levy assessments placed upon each parcel for the operation, maintenance and servicing costs.

DISCUSSION

Tonight's City Council meeting is being held to approve the Resolutions to Initiate Proceedings, Declaring its Intention to Annex Territory into the District, along with preliminarily approving the Engineer's Report and to set the date of the public hearing.

To assist the City in proceeding with the formation of the District, the City hired the assessment engineer, NBS. NBS has prepared the Engineer's Report, which provides a description of the improvements, the estimated costs of improvements, a diagram for the District, and the assessment roll containing the Fiscal Year 2022-2023 levy for each

parcel within the District. NBS is also handling the noticing and protest ballot process, and submittal of the appropriate materials to Los Angeles County by the Fiscal Year 2022-23 property assessment deadline.

FISCAL IMPACT

The Report indicates the proposed assessments for the City of Palmdale Landscape Maintenance Assessment District No. 2020-290. The total combined maximum assessment revenue from the District for fiscal year 2022/2023 is $105,448.10 and the City's general benefit contribution is $10,450.52. The appropriate funding source for the general benefit contribution will be determined during the FY 2022/2023 budget review process.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

A. Seek innovative, cost effective, customer focused methods of service delivery.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Chuck Heffernan P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2022-003
2. Resolution No. CC 2022-004
3. Engineer's Report for the City of Palmdale Landscape Maintenance Assessment District No. 2020-290

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-003

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE INITIATING PROCEEDINGS FOR THE FORMATION OF THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2020-290, DESCRIBING THE PROPOSED IMPROVEMENTS TO SERVE SAID DISTRICT, AND ORDERING THE PREPARATION OF THE ENGINEER'S REPORT

WHEREAS, the City Council hereby proposes the initiation of proceedings to form the City of Palmdale Landscape Maintenance Assessment District No. 2020-290 (the "District"), and to levy and collect assessments against the lots and parcels of land within such Assessment District, pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500), and Article XIIID of the California Constitution (collectively referred to as the "Assessment Law"), to finance the cost and expenses of the maintenance of certain improvements described in Section 4 hereof, for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

WHEREAS, the provisions of Article 2 of Chapter 2 of the Assessment Law authorize the formation of the District; and

WHEREAS, such provisions also provide that the requirement for the preparation of resolutions, an assessment engineer's report, and notice of public hearing; and

WHEREAS, notwithstanding that such provisions of Assessment Law related to the formation of the District, Article XIIID of the Constitution of the State of California establishes certain procedural requirements for the authorization to levy assessments which apply to the levy of annual assessments for the District; and

WHEREAS, the owners of certain property have requested the formation of the District in order to provide for the levy of annual assessments finance the cost and expenses of the maintenance of certain improvements (the "Improvements"); and

WHEREAS, the Council desires to initiate proceedings to form the District and to levy annual special benefit assessments within said District; and

WHEREAS, the City has retained NBS for the purpose of assisting with the formation and annual levy of the District and to prepare and file a report in accordance with the Assessment Law; and

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are all true and correct and by this reference made an operative part hereof.

SECTION 2. That the Council hereby proposes the formation of the District and the levy of collection and assessments.

SECTION 3. The Council hereby orders NBS to prepare and file with the City Clerk the Engineer's Report concerning the District and the levy and collection of assessments for the fiscal year commencing July 1, 2022 and ending June 30, 2023 in accordance with Chapter 1, Article 4, Section 22565 of the Act.

SECTION 4. Generally, the improvements within the District which shall be maintained for the benefit of the proposed District and through the special benefit assessments levied annually shall include but not be limited to the following:

(a) the installation, planting or maintenance of landscaping, including, but not limited to, turf, trees, parks, streetscapes, parkways, drywells and drainage basins;

(b) the installation, construction or operation of any facilities which are appurtenant to any improvements listed in (a) and (b) or which are necessary or convenient for the maintenance or servicing thereof including, but not limited to, irrigation, drainage, and electrical facilities; and

(c) the maintenance and servicing of any of the foregoing.

The Engineer's Report shall describe all improvements.

SECTION 5. The boundaries of the District are described as being between Avenue Q-12, 37th Street East, East Avenue R and 35th Street East, within the boundaries of the City of Palmdale within the County of Los Angeles, State of California.

SECTION 6. The proposed District is designated as: City of Palmdale Landscape Maintenance Assessment District No. 2020-290.

SECTION 7. That the City Clerk shall attest and certify to the passage and adoption of this Resolution and it shall become effective immediately upon it's approval.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

Approved as to form:

_____
Christopher L. Beck
City Attorney

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-004

A RESOLUTION OF THE COUNCIL OF THE CITY OF PALMDALE DECLARING ITS INTENTION TO FORM THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2020-290, PRELIMINARILY APPROVING THE ENGINEER'S REPORT, AND SETTING A TIME AND PLACE FOR HEARING PROTESTS

WHEREAS, the City Council (the "Council") of the City of Palmdale ("City"), State of California, by it's previous Resolution No. CC 2022-003 initiated proceedings to form the City of Palmdale Landscape Maintenance Assessment District No. 2020-290 (the "District") pursuant to the Landscaping and Lighting Act of 1972, Part 2, Division 15 of the California Streets and Highways Code (commencing with Section 22500), and Article XIIID of the California Constitution (collectively referred to as the "Assessment Law"), that provides for the levy and collection of assessments by the County of Los Angeles for the City of Palmdale to finance the cost and expenses of the maintenance of certain improvements described in Section 7 hereof for the fiscal year commencing July 1, 2022 and ending June 30, 2023.

WHEREAS, the provisions of Article 2 of Chapter 2 of the Assessment Law authorize the formation of the District; and

WHEREAS, such provisions also provide that the requirement for the preparation of resolutions, an assessment engineer's report, and a notice of public hearing; and

WHEREAS, notwithstanding that such provisions of Assessment Law related to the formation of the District, Article XIIID of the Constitution of the State of California establishes certain procedural requirements for the authorization to levy assessments which apply to the levy of annual assessments for the District; and

WHEREAS, the owners of certain property have requested that the Territory be annexed to the District in order to provide for the levy of annual assessments to finance the maintenance of the Improvements; and

WHEREAS, all of the owners of the Territory have filed with the City Clerk duly executed forms entitled "A Petition to the City Council of the City of Palmdale, County of Los Angeles, State of California, Petitioning the Council to Initiate Proceedings for the Formation of the City of Palmdale Landscape Maintenance Assessment District No. 2020-290, Tract No. 54209, to be Located Between Avenue Q-12, 37th Street, East Avenue R and 35th Street East, Pursuant to the Landscaping and Lighting Act of 1972, Being Part 2 of Division 15 of the California Streets and Highways Code and as Provided by Article XIIID of the California Constitution" (the "Petition, Consent and Waiver"); and

WHEREAS, by such Petition, Consent and Waiver, all of the owners of the Territory have expressly waived any and all of the procedural requirements as prescribed in the Act to the annexation of the Territory to the District and have expressly consented to the annexation of the Territory to the District; and

WHEREAS, by such Petition, Consent and Waiver, all of the owners of the Territory have also expressly waived any and all of the procedural requirements as prescribed in the Act and/or Article XIII D applicable to the authorization to levy the proposed annual assessment against the Territory set forth in the Engineer's Report (the "Report") attached hereto and incorporated herein by this reference and have declared support for, consent to and approval of the authorization to levy such proposed annual assessment set forth in the Report attached hereto; and

WHEREAS, by such Petition, Consent and Waiver, all of the owners of the Territory have also expressly agreed for themselves, their heirs, successors and assigns that:

(1) The proportionate special benefit derived by each parcel in the Territory from the District Improvements has been determined in relationship to the entirety of the maintenance and operation expenses of the Improvements;

(2) The proposed annual assessment does not exceed the reasonable cost of the
proportional special benefit from the Improvements conferred on each parcel in the Territory.

WHEREAS, on January 12, 2022 by previous Resolution, the City Council (the "Council") of the City of Palmdale ("City"), State of California, initiated proceedings to form the District and ordered the preparation of the Report for said District for Fiscal Year 2022/23, that provides for the levy and collection of assessments by the County of Los Angeles for the City of Palmdale to pay for the maintenance and services of all improvements and facilities related thereto; and,

WHEREAS, the Council has retained NBS for the purpose of assisting with the formation and the annual levy of the District and to prepare and file the Report with the City Clerk in accordance with the Assessment Law; and,

WHEREAS, at this time the Council desires to declare its intention to form the District and to provide for the levy and collection of annual assessments, beginning with in Fiscal Year 2022/23, to provide for the costs and expenses necessary to pay for the maintenance and servicing of the improvements (defined below) within the District; and

WHEREAS, the Report has been filed with the City Clerk and submitted to this Council in accordance with the Assessment Law; and

WHEREAS, the Council has carefully examined and reviewed the Report as presented and is satisfied with the proposed District, each and all of the budget items and documents as set forth therein and is satisfied that the levy amounts have been spread in accordance with the special benefit received from the improvements, operation, maintenance and services within the District as set forth in said Report; and

WHEREAS, for purposes of this District, the Public Works Director is designated to be the Superintendent of Streets.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS

SECTION 1. The above recitals are all true and correct and by this reference made an operative part hereof.

SECTION 2. The Council hereby declares that it is its intention to order the levy of assessments within the District and seek the Annual Levy of the District pursuant to the Act, over and including the land within the District, and to levy and collect assessments on all such land to pay the annual costs of the improvements. The Council has determined at this time to call an assessment ballot proceeding therein to authorize the levy of assessments (which are more particularly outlined in the Report) to pay the costs and expenses of the improvements described in Section 5 of this Resolution. The Council finds that the public's best interest requires such levy and collection.

SECTION 3. Pursuant to Proposition 218, Section 4, Sub-Section 4 (c), now California Constitutional Articles XIIIC and XIIID, (hereafter referred to as the "Proposition 218") approved by the California voters in November 1996, an assessment ballot proceeding is hereby called on behalf of the District on the proposition of levying the assessments and the assessment range formula to allow for reasonable increases within the District.

SECTION 4. The assessment ballot proceeding for the District on the proposition of authorizing the assessments and the assessment range formula to allow for reasonable increases, pursuant to Section 4, Sub-Section 4 (c and d) of Proposition 218 consists of a ballot, included with the mailed notice required by Proposition 218, distributed to the property owners of record within the District as of the County's last equalized roll or as evidenced to the City. Each property owner's ballot is weighted by the amount of their proposed assessment and they may return the ballot by mail or in person to the City Clerk not later than the conclusion of the Public Hearing on January 12, 2022. At the conclusion of the Public Hearing, pursuant to Section 4, Sub-Section 4 (e) of Proposition 218 the agency shall tabulate the ballots to determine if a majority

protest exists. The ballots shall be weighted according to the proportional financial obligation of the affected property. A majority protest exists if, upon the conclusion of the Public Hearing, ballots submitted in opposition to the assessments exceed the ballots submitted in favor of the assessments.

SECTION 5. The boundaries of the District are described as being between Avenue Q-12, 37th Street East, East Avenue R and 35th Street East, within the boundaries of the City of Palmdale within the County of Los Angeles, State of California..

SECTION 6. The Report as presented, consisting of: (i) a description of improvements, (ii) an annual budget (costs and expenses of services, operations and maintenance) and (iii) the assessment roll containing the Fiscal Year 2022/23 levy for each Assessor's parcel within the District, is hereby approved and ordered to be filed in the office of the City Clerk as a permanent record and to remain open to public inspection.

SECTION 7. Generally, the improvements within the District which shall be maintained for the benefit of the proposed District and through the special benefit assessments levied annually shall include but not be limited to the following:

(a) the installation, planting or maintenance of landscaping, including, but not limited to, turf, trees, parks, streetscapes, parkways, drywells and drainage basins;

(b) the installation, construction or operation of any facilities which are appurtenant to any improvements listed in (a) and (b) or which are necessary or convenient for the maintenance or servicing thereof including, but not limited to, irrigation, drainage, and electrical facilities; and

(c) the maintenance and servicing of any of the foregoing.

SECTION 8. For Fiscal Year 2022/23, the proposed assessments are outlined in the Report which details the annual assessments and formula.

SECTION 9. Property owners have been provided a notice and an assessment ballot to cast on the proposed assessment and the assessment range formula to allow for reasonable increases. Ballots must be received prior to the conclusion of the Public Hearing at which they will be tabulated. At the Public Hearing, all interested persons shall be afforded the opportunity to hear and be heard.

SECTION 10. The City Clerk hereby declares that a Public Hearing on these matters will be held by the City Council on January 12, 2022 at 7:30pm or as soon

thereafter as feasible in the City Council Chambers, located at 38300 Sierra Highway, Suite C, Palmdale, CA 93550.

SECTION 11. That the City Clerk shall attest and certify to the passage and adoption of this Resolution and it shall become effective immediately upon it's approval.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

CITY OF PALMDALE

Engineer's Report For:

Landscape Maintenance Assessment District No. 2020-290

Tract No. 54209

November 2021

Fiscal Year 2022/23

Prepared by:

NBS
helping communities fund tomorrow
nbsgov.com

Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
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1. INTRODUCTION

1.1 District History

The City of Palmdale ("City") provides maintenance and servicing of certain publicly owned landscaped areas and detention basins throughout it's jurisdictional boundaries. The City funds the maintenance of these landscaping projects and improvements through assessments as described in Section 2 of this Report. The City formed the Landscape Maintenance Assessment District (the "Assessment District") and there are currently 248 existing zones covering approximately 29,000 parcels. The assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution, the Proposition 218 Omnibus Implementation Act (Division 2 of the California Government Code §53739 et seq.), and the Landscaping and Lighting Act of 1972 (Division 15 of the California Streets and Highways Code §22500 et seq.) collectively, the "Assessment Law".

As a condition of approval, Tract number 54209 is required to fund landscape maintenance associated with the frontage improvements for a 97 lot residential subdivision including a drainage basin (lots 88 and 93) and three sets of drywells. The property proposed to be included in the District consists of 95 single family residential homes on 28.71 acres of property. The Landscape Maintenance Assessment District No. 2020-290 (the "District") is proposed to fund the maintenance and servicing of street trees and other landscape maintenance (the "Improvements") that benefit the residential subdivision that forms the District.

1.2 Legislative Context

Determinations of special and general benefits must comply with the requirements of Assessment Law. The following is a description of the legislative context within which this report is written.

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

The substantive requirements are twofold: (1) assessments can only be imposed for a "special benefit" conferred on an assessed parcel, and (2) assessments must be in proportion to, and no greater than, the special benefit conferred on an assessed parcel.

The special benefit and proportionality requirements are described in Section 4, Subdivision (a) of Article XIII D: "*An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel*…"

In addition to its substantive requirements, Article XIII D imposes certain procedural requirements, which include preparing an engineer's report, providing written notice to property owners, providing assessment protest ballots to property owners, holding a public hearing, and tabulating the assessment protest ballots.

1.3 Court Rulings

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

1.3.1 GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) ("*Golden Hills"*) clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits*."

The Court of Appeal in *Beutz v. County of Riverside* (2010) ("*Beutz"*) quoted from the Legislative Analyst's Office pamphlet titled "Understanding Proposition 218" which states an agency must, "*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.' This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.*"

The Court in *Beutz* furthered this idea stating, "*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits*."

1.3.2 BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) ("*Tiburon"*), the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, "*Proportionate special benefit is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district.*"

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, "*an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property*."

1.3.3 PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, "*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" Historically, there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017) *("Manteca")* clarified this issue by stating, *"section 4, subdivision (a) of article XIII D of the California*

Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit."

1.3.4 IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, "*Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.*"

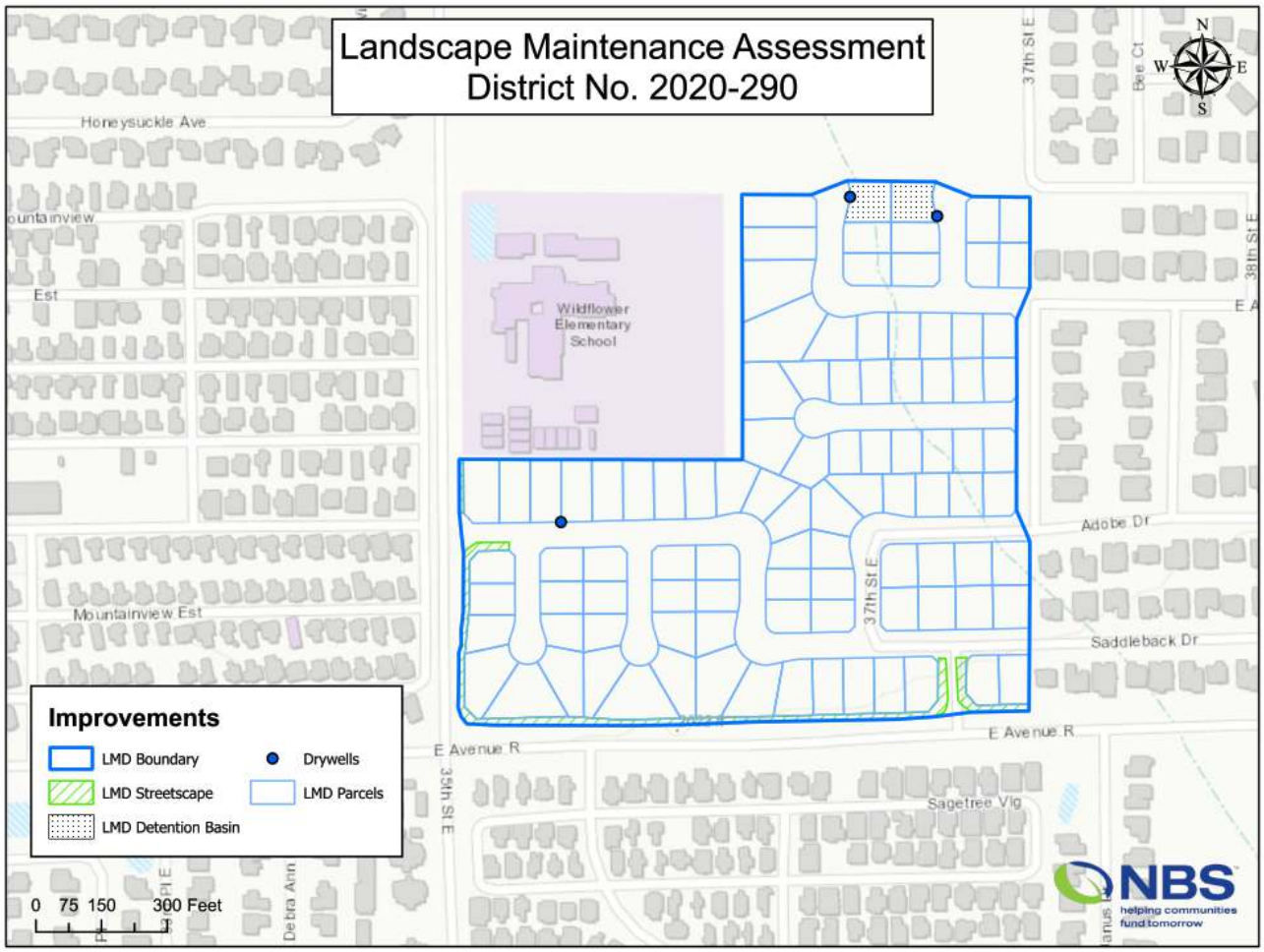
The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *"may be a legally justifiable approach to measuring and apportioning special benefits,* [but] *it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied*."

2. IMPROVEMENTS

The City seeks to fund the following services and maintenance activities:

- Street Trees and Other Landscape Maintenance

The services and maintenance activities listed above are collectively referred to as the "Improvements." A diagram detailing the proposed area in which the Improvements can be found is below. The Assessment Diagram for the District can be found in Section 8 of this report.



2.1 Street Tree and Other Landscape Maintenance

The City wishes to fund ongoing maintenance and servicing of trees and landscaping including, but not limited to, trees, shrubs, grass and other ornamental vegetation, a drainage basin (lots 88 and 93), three sets of drywells and appurtenant devices, including irrigation systems, watering, and other associated landscape maintenance along 35th Street East and East Avenue R with the City, as well as incidental expenses, associated with the frontage improvements for 95 single family residential parcels located between Avenue Q-12, 37th Street East, East Avenue R and 35th Street East.

3. BENEFITS

The Improvements will confer special benefits upon certain parcels within the District. These benefits are summarized in the table below:

Improvement	Benefit(s)
Street Tree and Other Landscape Maintenance	Improved Aesthetics Increased Desirability

The special benefits to be conferred by the Improvements are detailed below.

3.1 Street Tree and Other Landscape Maintenance – Improved Aesthetics and Increased Desirability

The street trees and other landscaping activities will confer aesthetic benefits. Specifically, the street trees are believed to create a more beautiful, aesthetically pleasing environment within the District. A study by the University of George found "*People's preferences for locating areas of social interactions in calming, beautiful, and nature-dominated areas revolve around the presence of community trees and forests*" (Coder, 1996). The same study noted "*Large old street trees were found to be the most important indicator of attractiveness in a community*" (Coder). Therefore, the street tree improvements will confer aesthetic benefits to properties in close proximity.

The Improvements will confer desirability benefits upon all parcels within the District. The Improvements are designed to create a more welcoming environment for the residents within the District. They also make properties in the area more desirable. The presence of natural areas and green landscapes are positively related to neighborhood satisfaction (Kearney, 2006). Therefore, the Improvements will confer desirability benefits.

4. SPECIAL BENEFIT DISTRIBUTION

Once special benefits are identified, they must be assigned based on the estimated proportionate special benefit derived by each parcel. This section describes the assignment of special benefit to each parcel.

4.1 Building Factor

It is believed parcels of the same use will experience different degrees of special benefit in relation to differences in their building size. For example, a parcel with a large building will experience greater special benefit than a parcel with a small building. Accordingly, as building size increases, parcels are considered to receive proportionately greater special benefit. Therefore, these parcel characteristics are deemed appropriate factors for determining proportional special benefit.

The parcels within the District are proposed to be single family residential homes of similar size and use, consequently it is expected the parcels will experience a similar degree of special benefit from the Improvements. Therefore, the Building Factor for each parcel is 1.00.

4.2 Land Use Type

In addition to building size, a parcel's land use type will also affect the special benefits received. Following the assignment of each planned parcel building factor, Land Use Benefit Points were assigned. These benefit points correspond to the special benefits described in the Benefits section of this report.

Each parcel within the proposed District boundary is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use type category to be assessed within the District.

> **Single Family Residential Property** consists of parcels that are detached with a residential structure intended exclusively for residential purposes.

4.2.1 APPORTIONING AESTHETIC BENEFIT

The Aesthetic Benefits conferred by the Improvements will be enjoyed by all assessable land use types. The benefit of visual appeal is not restricted to a particular land use. A more attractive public environment can be enjoyed by all parcels irrespective of land use type. Accordingly, each assessable land use type will be assigned one Aesthetic Benefit Point.

As a property-related benefit, improved aesthetics from tree and landscaping improvements can be measured by the characteristics of a parcel, namely the presence of a building and its size. Larger parcels and parcels with larger developments have a greater intensity of use and will experience the Aesthetic Benefits to a greater degree than smaller, less-developed parcels. Therefore, the Building Factor is used to measure Aesthetic Benefits.

4.2.2 APPORTIONING DESIRABILITY BENEFIT

As a result of the Aesthetic benefit conferred by the continued maintenance of the improvements, services and activities, the overall desirability of the District will increase. Desirability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community including streets, parks, transportation terminals and other public facilities. Desirability also refers to the

environmental and social quality of an area as perceived by residents and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources. Therefore, Improvements will confer desirability benefits upon all parcels within the District.

4.2.3 LAND USE BENEFIT POINTS

The table below summaries the Land Use Benefit Points assigned to each parcel within the District:

Land Use Type	Aesthetic	Desirability	Total Land Use Benefit Points
Single Family Residential	1	1	2

4.3 Total Special Benefit Points

The calculation of Total Special Benefit Points for each parcel takes into account each component analyzed and described above, parcel characteristics, and land use. The formula for determining each parcel's Total Benefit Points is as follows:

Building Factor	X	Land Use Benefit Points	=	Total Special Benefit Points

The Total Special Benefit Points are computed for each parcel in the District. The Total District Special Benefit Points are 188. These Total District Special Benefit Points are used to determine the proposed assessment amounts on each parcel.

Below is a sample Total Special Benefit Points calculation for a typical parcel in the District:

Building Factor		Land Use Benefit Points		Total Special Benefit Points
1.00	X	2.00	=	2.00

5. SEPARATION AND QUANTIFICATION OF GENERAL BENEFITS

As described in the Introduction, only special benefits are assessable and in order to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits.

5.1 Summary

As detailed below, it is estimated the Improvements will confer an Effective General Benefit of 26.00%.

5.2 General Benefits Identified

Section 4 of Article XIIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the maintenance of the Improvements provided by the assessments levied. The Improvements to be maintained by the District are located within the District boundaries only. There will be no District maintenance activities provided for Improvements located outside of the District boundaries.

The ongoing maintenance of the Improvements will provide aesthetic and desirability benefits to the property within the District. However, it is recognized that the ongoing maintenance activities will also provide a level of benefit to some property within proximity to the District, as well as individuals passing through. Therefore, the general benefit created as a result of the District maintenance activities has been considered.

5.3 General Benefit Analysis

As a result of the maintenance and operation of the Improvements, there will be a level of general benefit to people that do not work or intend to conduct business within the District. In order for property within the District to be assessed only for that portion of special benefits received from the District's maintenance activities, general benefits provided by the ongoing maintenance of the improvements need to be quantified. The amount of general benefit that is provided from the District's maintenance activities cannot be funded via property owners' assessments.

5.4 General Benefit: Vehicles Passing Through the District

5.4.1 ARTERIAL STREETS

The boundaries of the District include landscaping on two arterial streets, 35th Street East and East Avenue R. While portions of these streets are within the boundaries of the District, it is recognized that not all traffic will access property within the District, but instead pass-through. As a result of the operational and well-

maintained landscaping, there will be a level of general benefit conferred to this pass-through vehicle traffic driving along 35th Street East and East Avenue R. As such, the benefit derived by this pass-through vehicle traffic needs to be quantified. In order to do this, we must first estimate the average daily vehicle trips through the District on these arterial streets. Traffic count data for 35th Street East and East Avenue R was provided by the City of Palmdale Traffic Transportation Division. As illustrated in the table below, the total estimated daily traffic through the District is 8,706.50 vehicle trips.

Arterial Streets	Estimated Average Daily Vehicle Trips
35th Street East	1,960
East Avenue R	6,747
Total Vehicle Trips	**8,706.50**

In order to identify the approximate number of pass-through trips, the number of daily vehicle trips that occur within the District must be estimated. To accomplish this, we utilize the average daily trip ("ADT") rates for single family homes from the ITE Trip Generation Report, 9th Edition to estimate the daily vehicle trips for each property within the District. The estimated number of daily vehicle trips generated by properties within the District is approximately 896.80, as summarized below:

Land Use Type	Estimated Daily Vehicle Trips
Single Family Residential ADT Value (1)	9.44
Total Single Family Residential Homes	95
District Vehicle Trips	**896.80**

(1) From the ITE Trip Generation Report, 9th Edition

Therefore, the estimated number of pass-through vehicle trips allocated to the Arterial Streets is 7,809.70:

Estimated Vehicle Trips Through the District		Estimated District Generated Vehicle Trips		Estimated Pass-Through Vehicle Trips
8,706.50	-	896.80	=	7,809.70

To estimate the total time these pass-through vehicles spend within the District and receive benefit from the Improvements, we must take into account the total length of 35th Street East and East Avenue R within the District, as well as the average traffic speed of each street (using current local speed limits):

Arterial Street	Length (in Miles) Within District		Average Speed Within District (MPH)		Travel Time (in Hours) Through District per Vehicle
35th Street East	0.250	/	55	=	0.0045
East Avenue R	0.240	/	50	=	0.0048
Totals	**0.490**				**0.0093**

Applying the total travel time through the District per vehicle of 0.0093 hours to each of the pass-through vehicle trips results in an aggregate daily pass-through time of 72.99 hours, in which vehicles passing through the District spend in proximity to the Improvements:

Travel Time (in Hours) Through District per Vehicle	Estimated Pass Through Vehicle Trips	Total Pass-Through Time (in Hours)
0.0093	7,809.70	72.99

Further, the amount of time that the District properties spend in proximity to the Improvements should also be considered to determine the overall benefit of the Improvements. Properties within the District are permanently located in close proximity to the Improvements and experience the most benefit from these Improvements during the dusk to dawn hours, approximately 12 hours per day. Vehicles passing through only receive benefit from the Improvements while passing through the District. As such, the previously identified daily pass-through time for vehicles receiving limited benefit from the Improvements should be compared to the total time the District properties benefit from being in permanent proximity to the District Improvements:

Time Class	Hours	Percentage
Total Pass-Through Time	72.99	6.017%
Total District Property Time (1)	1,140	93.983%
Totals	**1,213**	**100.000%**

(1) Equals the number of properties in the District (95) multiplied by 12 (hours).

Of the total benefits provided by the District Improvements, the percentage of time allocated to vehicles passing through the District is 6.017%. Therefore, this percentage reflects the amount of general benefit accruing to vehicles passing through the District on Arterial Streets.

5.4.2 LOCAL/COLLECTOR STREETS

For purposes of determining general and special benefits, all streets within the District other than the specific streets listed as arterial streets above are considered local or collector streets. The local/collector streets within the District are intended to serve individual neighborhoods and not to be pass-through streets, but cul-de-sacs or loop roads to reduce through traffic. In addition, according to the City's Adopted General Plan Circulation Element[1], "a system of local and collector streets serves residential neighborhoods while protecting them from intrusion of through traffic flow…local street patterns should provide access between subdivisions within a neighborhood, with the exception of through traffic which should be directed onto major and secondary arterials" (January 25, 1993).

From a visual inspection of the layout of the District, one must conclude that the purpose of the local/collector streets is exclusively intended for the benefit of the parcels on such streets. There is no local street that provides a direct or efficient means of traveling from one place to another such that one could reasonably expect a driver to purposefully choose the residential community's local streets as the best route for travel unless necessary because the route either began or ended with a parcel in the District. A route beginning or ending with a parcel within the District does not include the "general public" for purposes of determining general benefit.

[1] *Extracted from the City of Palmdale General Plan Circulation Element, page C-5, Adopted January 25, 1993*

However, one can imagine a minimal degree of pass-through traffic even on something such as a cul-de-sac. As expressed by the Court in Beutz v. County of Riverside (2010), "... courts of this state have long recognized that virtually all public improvement projects provide general benefits."

Given the location to the Oak Tree Learning Center Elementary School and E. Palmdale Boulevard, there are bound to be drivers that make use of the local/collector streets for no other reason but to turn around or go back from where they came, especially if they are dropping their children off at the school. Additionally, given the nature of the street landscaping, one could imagine a small degree of "residential tourism" wherein drivers and pedestrians are in fact simply "passing through" to enjoy the beautiful views of the homes, the natural surroundings, or visiting friends.

Additionally, the commonly accepted distance people will walk for public transportation, goods and services is one-quarter mile. Although unlikely, a person may decide to use the paths within the District, particularly for those walking children to the school nearby. A conservative estimate of 1.00% for each scenario would result in the general benefit portion of the improved aesthetics and increased desirability resulting from the street landscaping improvements to be 2.00%.

5.4.3 BICYCLE PASS-THROUGH TRAFFIC

An estimated 1% of all US trips are made by bicycle[2]. There is a bike lane on East Avenue R fronting the District. According to the National Household Travel Surveys, 49% of bike trips are for recreation, exercise, and sports[3]. As a result of the District maintenance activities, there will be a level of general benefit to bicycle traffic that is not associated with property in the District. As such, the general benefit portion of the improved aesthetics and increased desirability benefits resulting from the landscaping improvements is estimated to be .50%, rounded up to 1.00%.

Pass-thru Biking General Benefit	1.00%

5.4.4 COLLECTIVE DISTRICT-WIDE GENERAL BENEFIT

Since the District is comprised of improved aesthetics and desirability benefits resulting from the Improvements, the activity of vehicles, pedestrians and bicycles passing through the District must be addressed in a collective form rather than independently. This general benefit result is provided in the table below:

Pass-through Traffic Arterial Streets General Benefit	6.017%
Pass-through Traffic Local/Collector Street General Benefit	2.000%
Pass-thru Bicycle Traffic General Benefit	1.000%
Total General Benefit	**9.017%**

[2] *U.S Department of Transportation. Federal Highway Administration. (2011). Summary of Travel Trends: 2009 National Household Travel Survey. (Report No. FHWA-PL-11-022). Retrieved from http://nhts.ornl.gov*

[3] *Pucher, J., Buehler R., Meron, F., and Bauman, A. American Journals of Public Health, Supplement 1, Vol 101, No S1 (2011). Walking and Cycling in the United States, 2001-2009: Evidence from the National Household Travel Surveys. Retrieved from http://www.ncbi.nlm.nih.gov/pubmed/21551387*

6. BUDGET

The following table summarizes the estimated annual costs to fund the Improvements for Fiscal Year 2022/23:

Description	Amount
Maintenance	
Street Tree and Landscape Maintenance	$59,331.88
Dry Well and Detention Basin Maintenance	49,487.50
Irrigation Maintenance and Repairs	1,814.50
Water and Electric Costs	4,264.24
Administration	
Engineer/Consultant Costs	1,000.00
Total Cost of Improvements	**$115,898.12**

6.1 Maximum Balance to Be Assessed

The total maximum amount to be assessed upon the specially benefitting parcels is the total cost of the Improvements, as detailed above, less the portion of Maintenance costs attributable to General Benefit as detailed in the Separation and Quantification of General Benefits section.

The calculation of the balance to be assessed is shown below:

Description	Amount
Total Cost of Improvements	$115,898.12
Less Maintenance General Benefit Portion (9.017%)	(10,450.52)
Rounding	0.50
Total Cost of Improvements to Be Assessed	**$105,448.10**

6.2 Maximum Assessment Rate per Special Benefit Point

The Maximum Assessment Rate per Special Benefit Point is determined by dividing the Total Cost of Improvements to Be Assessed by the sum of the Total District Special Benefit Points noted in Section 5. The calculation of the Maximum Assessment Rate per Special Benefit Point is shown below:

Description	Amount
Balance to Be Assessed	$105,448.10
Total District Special Benefit Points	190
Maximum Assessment Rate per Special Benefit Point(1)	**$554.99**

(1) Beginning July 1, 2023 the maximum assessment per Special Benefit Point will be increased by the change in the February to February Consumer Price Index for all Urban Consumers, for the Los Angeles-Long Beach-Anaheim CA region compared year over year not to exceed 3% annually.

The Maximum Assessment Rate per Special Benefit Point is multiplied by each parcel's Total Special Benefit Points to determine a maximum assessment amount per parcel. Below is a sample total maximum assessment calculation for a typical parcel in the District:

Maximum Assessment Rate per Special Benefit Point		Total Special Benefit Points		Total Maximum Assessment Amount Per Parcel
$554.99	X	2.00	=	$1,109.98

6.3 Annual Maximum Assessment Rate Increases

Each parcel's actual assessment is determined by multiplying the assessment rate by the parcels total specific benefit points. If the total District Special Benefit Points change in future years, the allowable annual Maximum Assessment Rate will not be recalculated. The allowable annual Maximum Assessment Rate per Special Benefit Point, plus the annual cost of living inflator, will remain fixed. The actual annual assessment rate will be calculated by dividing the fiscal year's net cost estimate to be assessed by the fiscal year's total Special Benefit Points, not to exceed the allowable annual Maximum Assessment Rate for that fiscal year. The Maximum Assessment Rate per Special Benefit Point is escalated each year on July 1 by the annual change in the February to February Consumer Price Index for all Urban Consumers, for the Los Angeles-Long Beach-Anaheim CA region not to exceed 3% annually, beginning July 1, 2023.

In any given year, the assessments may be levied at any rate sufficient to meet the estimated budget, as long as the actual assessment rate does not exceed the Maximum Assessment Rate for that fiscal year.

6.4 Future Changes to Parcel Characteristics

Future changes to parcel characteristics (building, frontage, and land use) will cause changes in the total assessment revenue. The assessment revenue for any given year will be the product of the District's parcel characteristics and the budget in effect for such fiscal year. Development within the District that increases the overall building square footage, for example, will lead to increased assessment revenue, even if the assessment rate is not increased.

6.5 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the City or its designated consultant shall determine the land use type for each parcel based on the County Assessor's use code or other supplementary information made available and deemed reliable. The parcel characteristics of building square footage shall similarly be based on the County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type and building square footage.

6.6 Appeals

If any property owner believes the data used to calculate the assessment is inaccurate for any reason, the property owner shall submit, in writing, a request for review to the City. The property owner shall provide documentation needed to support the request for review. The City or its designated consultant shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process. The property owner should continue to pay any regular property taxes due according to the County's due dates.

If the review conducted by the City or its designated consultant results in changes to any parcel characteristics used to compute the assessment, the City or its designated consultant shall recalculate the assessment. When recalculating the assessment, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment is less than the amount submitted to the County on the secured property tax roll, the difference shall be credited back to the property owner. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the City.

> *For example, if a request for review is submitted to the City during Fiscal Year 2023/24, the Fiscal Year 2023/24 and 2022/23 assessments will be reviewed. The property owner credit shall be limited to any difference calculated for Fiscal Year 2023/24 (the current fiscal year) and Fiscal Year 2022/23 (the prior fiscal year).*

The credit may be provided in the form of a check to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the County on the secured property tax roll, the City or its designated consultant shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

In any dispute over parcel characteristic data used to compute assessments, the City shall make a conclusive determination and its decision shall be final.

6.7 Method of Collection

The assessments will be collected annually on the County's secured property tax roll. The assessments will be subject to the County's assigned due dates and late penalties. However, the City may choose to collect the assessments in an alternate manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City.

7. ENGINEER'S STATEMENT

The City of Palmdale Landscape Maintenance Assessment District No. 2020-290 assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution, the Proposition 218 Omnibus Implementation Act (Division 2 of the California Government Code §53739 et seq.), and the Landscaping and Lighting Act of 1972 (Division 15 of the California Streets and Highways Code §22500 et seq.) collectively, the "Assessment Law".

1. I have identified all parcels that will have a special benefit conferred upon them by the Improvements described in Section 4 of this Report (the "Specially Benefited Parcels").
    a. For particulars as to the identification of these parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 8 of this Report.
2. I have assessed the estimated costs and expenses of the Improvements upon the Specially Benefited Parcels. In making such assessment:
    a. The proportionate special benefit derived from the Improvements by each Specially Benefited Parcel was determined in relationship to the entirety of the cost of the Improvements;
    b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the Improvements; and
    c. The general benefits have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit this District and Annual Levy Report and, to the best of my knowledge, information and belief, this Report, the assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.

By: John G Egan 11-24-21

John G. Egan
Assessment Engineer
R.C.E. 14853

8. ASSESSMENT DIAGRAM

The following pages contain the assessment diagram for the District.

ASSESSMENT DIAGRAM
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2020-290

CITY OF PALMDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

ID	APN	ID	APN
1	3020-042-001	50	3020-042-050
2	3020-042-002	51	3020-042-051
3	3020-042-003	52	3020-042-052
4	3020-042-004	53	3020-042-053
5	3020-042-005	54	3020-042-054
6	3020-042-006	55	3020-042-055
7	3020-042-007	56	3020-042-056
8	3020-042-008	57	3020-042-057
9	3020-042-009	58	3020-042-058
10	3020-042-010	59	3020-042-059
11	3020-042-011	60	3020-042-060
12	3020-042-012	61	3020-042-061
13	3020-042-013	62	3020-042-062
14	3020-042-014	63	3020-042-063
15	3020-042-015	64	3020-042-064
16	3020-042-016	65	3020-042-065
17	3020-042-017	66	3020-042-066
18	3020-042-018	67	3020-042-067
19	3020-042-019	68	3020-042-068
20	3020-042-020	69	3020-042-069
21	3020-042-021	70	3020-043-001
22	3020-042-022	71	3020-043-002
23	3020-042-023	72	3020-043-003
24	3020-042-024	73	3020-043-004
25	3020-042-025	74	3020-043-005
26	3020-042-026	75	3020-043-006
27	3020-042-027	76	3020-043-007
28	3020-042-028	77	3020-043-008
29	3020-042-029	78	3020-043-009
30	3020-042-030	79	3020-043-010
31	3020-042-031	80	3020-043-011
32	3020-042-032	81	3020-043-012
33	3020-042-033	82	3020-043-013
34	3020-042-034	83	3020-043-014
35	3020-042-035	84	3020-043-015
36	3020-042-036	85	3020-043-016
37	3020-042-037	86	3020-043-017
38	3020-042-038	87	3020-043-018
39	3020-042-039	88	3020-043-019
40	3020-042-040	89	3020-043-020
41	3020-042-041	90	3020-043-021
42	3020-042-042	91	3020-043-022
43	3020-042-043	92	3020-043-023
44	3020-042-044	93	3020-043-024
45	3020-042-045	94	3020-043-025
46	3020-042-046	95	3020-043-026
47	3020-042-047	96	3020-043-900
48	3020-042-048	97	3020-043-901
49	3020-042-049		

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 20__.

_____
CITY CLERK
CITY OF PALMDALE
COUNTY OF LOS ANGELES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF PALMDALE ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE ____ DAY OF _____, 20__.

_____
CITY CLERK
CITY OF PALMDALE
COUNTY OF LOS ANGELES

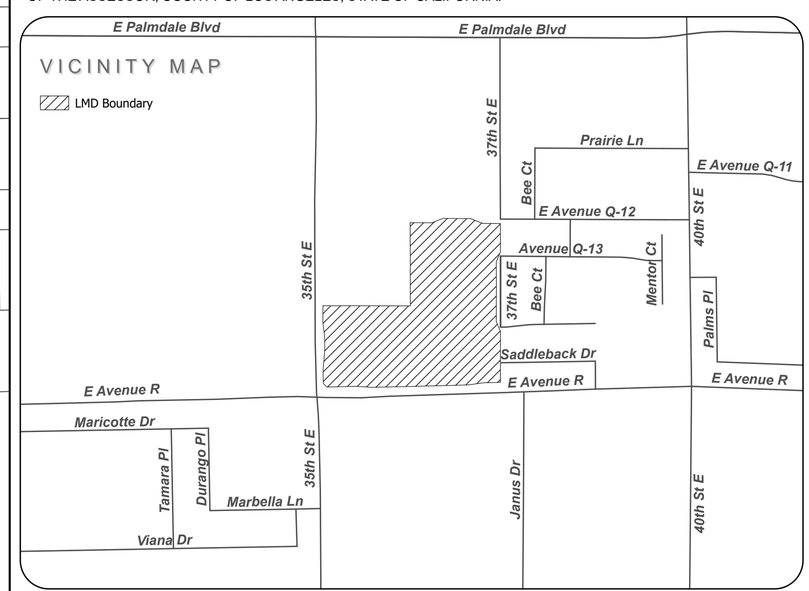
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF PALMDALE ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 20__; THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 20__. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK
CITY OF PALMDALE
COUNTY OF LOS ANGELES

FILED THIS ____ DAY OF _____, 20__, AT THE HOUR OF __ O'CLOCK _M, IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF LOS ANGELES

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



Source: Los Angeles County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California V FIPS 0405 Feet

NBS

9. ASSESSMENT ROLL

The following pages contain the proposed 2022/23 assessment roll for the District.

City of Palmdale

Landscape Maintenance Assessment District No. 2020-290

Fiscal Year 2022/23 Proposed Maximum Assessment

I.D.	Assessor's Parcel Number	Fiscal Year 2022/23 Proposed Maximum Assessment
1	3020-042-001	$1,109.98
2	3020-042-002	1,109.98
3	3020-042-003	1,109.98
4	3020-042-004	1,109.98
5	3020-042-005	1,109.98
6	3020-042-006	1,109.98
7	3020-042-007	1,109.98
8	3020-042-008	1,109.98
9	3020-042-009	1,109.98
10	3020-042-010	1,109.98
11	3020-042-011	1,109.98
12	3020-042-012	1,109.98
13	3020-042-013	1,109.98
14	3020-042-014	1,109.98
15	3020-042-015	1,109.98
16	3020-042-016	1,109.98
17	3020-042-017	1,109.98
18	3020-042-018	1,109.98
19	3020-042-019	1,109.98
20	3020-042-020	1,109.98
21	3020-042-021	1,109.98
22	3020-042-022	1,109.98
23	3020-042-023	1,109.98
24	3020-042-024	1,109.98
25	3020-042-025	1,109.98
26	3020-042-026	1,109.98
27	3020-042-027	1,109.98
28	3020-042-028	1,109.98
29	3020-042-029	1,109.98
30	3020-042-030	1,109.98
31	3020-042-031	1,109.98
32	3020-042-032	1,109.98
33	3020-042-033	1,109.98
34	3020-042-034	1,109.98
35	3020-042-035	1,109.98
36	3020-042-036	1,109.98
37	3020-042-037	1,109.98
38	3020-042-038	1,109.98
39	3020-042-039	1,109.98
40	3020-042-040	1,109.98
41	3020-042-041	1,109.98
42	3020-042-042	1,109.98

City of Palmdale
Landscape Maintenance Assessment District No. 2020-290
Fiscal Year 2022/23 Proposed Maximum Assessment

I.D.	Assessor's Parcel Number	Fiscal Year 2022/23 Proposed Maximum Assessment
43	3020-042-043	1,109.98
44	3020-042-044	1,109.98
45	3020-042-045	1,109.98
46	3020-042-046	1,109.98
47	3020-042-047	1,109.98
48	3020-042-048	1,109.98
49	3020-042-049	1,109.98
50	3020-042-050	1,109.98
51	3020-042-051	1,109.98
52	3020-042-052	1,109.98
53	3020-042-053	1,109.98
54	3020-042-054	1,109.98
55	3020-042-055	1,109.98
56	3020-042-056	1,109.98
57	3020-042-057	1,109.98
58	3020-042-058	1,109.98
59	3020-042-059	1,109.98
60	3020-042-060	1,109.98
61	3020-042-061	1,109.98
62	3020-042-062	1,109.98
63	3020-042-063	1,109.98
64	3020-042-064	1,109.98
65	3020-042-065	1,109.98
66	3020-042-066	1,109.98
67	3020-042-067	1,109.98
68	3020-042-068	1,109.98
69	3020-042-069	1,109.98
70	3020-043-001	1,109.98
71	3020-043-002	1,109.98
72	3020-043-003	1,109.98
73	3020-043-004	1,109.98
74	3020-043-005	1,109.98
75	3020-043-006	1,109.98
76	3020-043-007	1,109.98
77	3020-043-008	1,109.98
78	3020-043-009	1,109.98
79	3020-043-010	1,109.98
80	3020-043-011	1,109.98
81	3020-043-012	1,109.98
82	3020-043-013	1,109.98
83	3020-043-014	1,109.98
84	3020-043-015	1,109.98

City of Palmdale

Landscape Maintenance Assessment District No. 2020-290

Fiscal Year 2022/23 Proposed Maximum Assessment

I.D.	Assessor's Parcel Number	Fiscal Year 2022/23 Proposed Maximum Assessment
85	3020-043-016	1,109.98
86	3020-043-017	1,109.98
87	3020-043-018	1,109.98
88	3020-043-019	1,109.98
89	3020-043-020	1,109.98
90	3020-043-021	1,109.98
91	3020-043-022	1,109.98
92	3020-043-023	1,109.98
93	3020-043-024	1,109.98
94	3020-043-025	1,109.98
95	3020-043-026	1,109.98
96	3020-043-900	0.00
97	3020-043-901	0.00
97 Parcels		**$105,448.10**

10. REFERENCES

Beutz v. County of Riverside, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)

Bonander v. Town of Tiburon, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)

Coder, Kim D. "Identified Benefits of Community Trees and Forests." *University of Georgia Cooperative Extension Service - Forest Resources Publication*, October 1996.

Golden Hill Neighborhood Assn. v. City of San Diego CA4/1, D062203 (Cal. Ct. App. 2013)

Kearney, Anne R. "Residential Development Patterns and Neighborhood Satisfaction: Impacts of Density and Nearby Nature." *Environment and Behavior*, 38, 112-139, 2006.

Manteca Unified School District v. Reclamation District No. 17 et al, C077906 (Cal. Ct. App. 2017)

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENGINEERING DIVISION

DISTRICT: **2**

SUBJECT: **NOTICE OF COMPLETION – ACCEPT PUBLIC IMPROVEMENTS FOR TRACT 66687 LOCATED AT FAIRWAY DRIVE, 600 FEET NORTH OF RANCHO VISTA BOULEVARD**

ISSUE

Notice of Completion – Accept Public Improvements for Tract 66687 located at Fairway Drive, 600 feet north of Rancho Vista Boulevard.

RECOMMENDATION

Staff recommends that the City Council:

1. Accept the completed public improvements for Tract 66687 located at Fairway Drive, 600 feet north of Rancho Vista Boulevard.

2. Authorize the City Manager or his designee to file a Notice of Completion and release the security for the completed public improvements.

BACKGROUND

This project constructed public sewer improvements on Fairway Drive within Tract 66687. The public improvements have been installed per the approved construction plan, inspected, and approved by City Public Works staff.

DISCUSSION

The required public improvements for the project listed in Exhibit “A” and shown in Exhibit “B” have been completed to the satisfaction of the City Engineer as required in the Subdivision/Development Improvement Agreement between the developer and the City. This council action will accept the public improvements as complete and will begin a one-year period, thereafter transferring maintenance responsibility of these improvements from the developer to the City of Palmdale. This council action will also initiate the City’s release of applicable securities posted for this project in accordance

with the City's subdivision regulations. This action is being taken pursuant to Section 16.110.060 of the City's Municipal Code.

FISCAL IMPACT

The City's maintenance costs will incrementally increase as a result of acceptance of these improvements.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Chuck Heffernan, P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

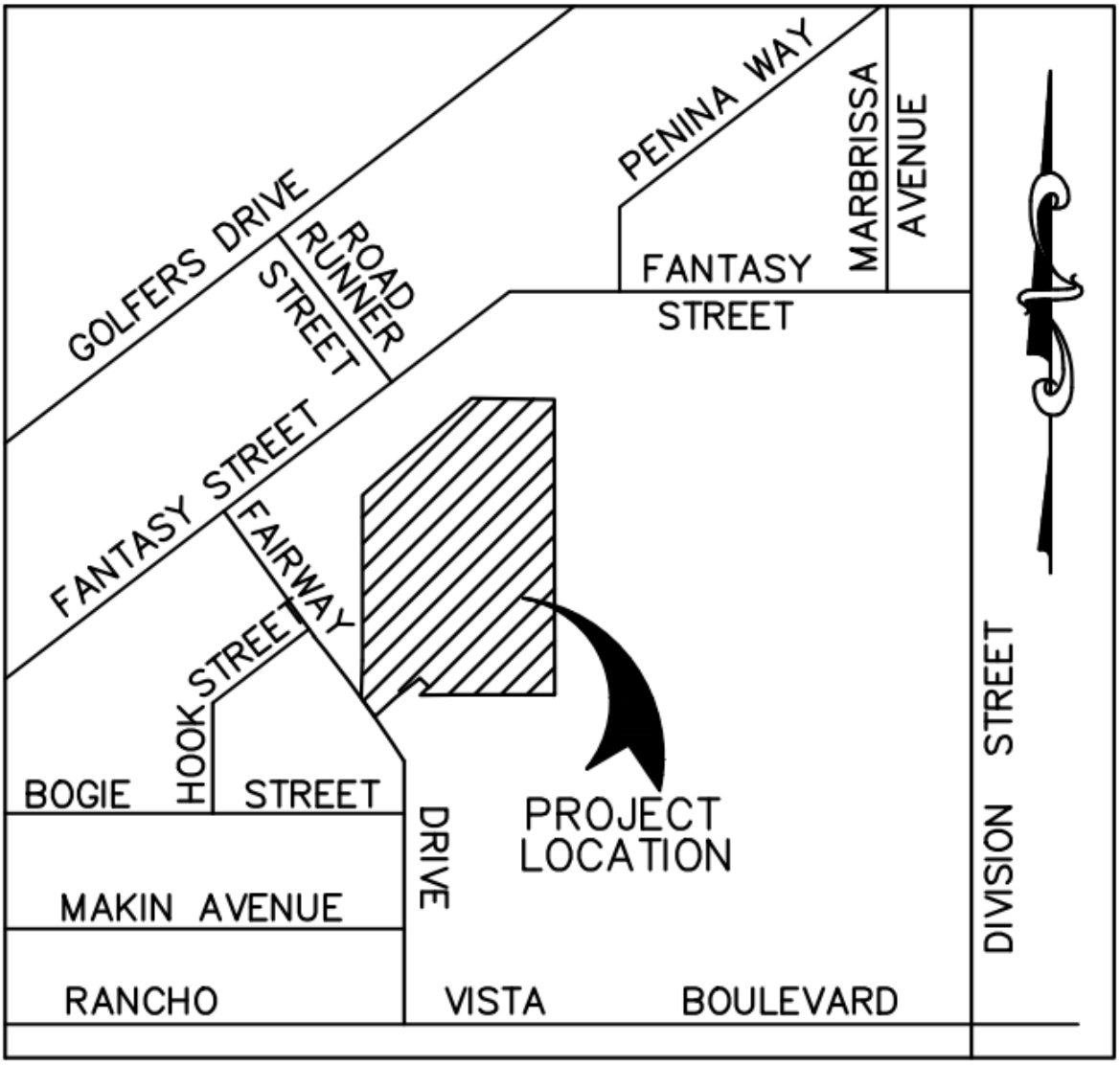
ATTACHMENTS

1. Exhibit A – List of Completed Public Improvements
2. Exhibit B – Site Map Location
3. Notice of Completion – Tract 66687 Sewer Improvements

EXHIBIT A
LIST OF COMPLETED PUBLIC IMPROVEMENTS

Tract/Project	Plan #	Quantity	Security
Tract 66687	PC 18-31	1734 LF	$209,100

EXHIBIT B
SITE MAP



VICINITY MAP

RECORDING REQUESTED BY:

CITY OF PALMDALE

WHEN RECORDED MAIL TO:

CITY OF PALMDALE
OFFICE OF THE CITY CLERK
38300 SIERRA HIGHWAY, SUITE C
PALMDALE, CA 93550

Space above this line is for Recorder's Use

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, is hereby given that:

1. The undersigned is owner or corporate officer of the interest or estate stated below in the property hereinafter described.
2. The full name of the owner is City of Palmdale, a Municipal Corporation.
3. The full address of the owner is 38300 Sierra Highway, Palmdale, CA 93550.
4. The nature of interest or estate of the owner is: **Sewer Improvements-Tract 66687.**
5. A work of improvement on the property hereinafter described was completed on **November 22, 2021**
6. The work done was: "**Sewer Improvements-Tract 66687**",
7. The name of the Contractor for such work of improvement: **Beazer Homes Holding LLC**
8. The property on which said work of improvement was completed is in the City of Palmdale, County of Los Angeles, State of California, and is described as follows: **Fairway Drive and Rancho Vista Boulevard**
9. The address of said property is: **Tract 66687**

Dated: January 12, 2022

CITY OF PALMDALE

Guillermo I. Padilla

Guillermo I. Padilla, City Engineer

VERIFICATION

I, the undersigned, say: I am the City Engineer, the declarant of the foregoing notice of completion; I have read the said notice of completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 12, 2022, in the City of Palmdale, California.

Guillermo I. Padilla

Guillermo I. Padilla, City Engineer

City Council Staff Report

DATE: **JANUARY 12, 2021**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENGINEERING DIVISION

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-010, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE CITY TRAFFIC ENGINEER OR HIS DESIGNEE TO INSTALL, REMOVE OR MODIFY "NO PARKING" AND "NO STOPPING" SIGNS ON ARTERIAL ROADWAYS, EXPRESSWAYS, AND FRONTAGE ROADS.**

ISSUE

Adopt Resolution No. CC 2022-010, a Resolution of the City Council of the City of Palmdale authorizing the City Traffic Engineer or his designee to install, remove or modify "No Parking" and "No Stopping" signs on arterial roadways, expressways, and frontage roads.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC 2022-010 authorizing the City Traffic Engineer or his designee to install, remove or modify "No Parking" and "No Stopping" signs on arterial roadways, expressways, and frontage roads.

BACKGROUND

In June 2007 the City Council adopted Resolution No. CC 2007-169 establishing parking and stopping prohibitions on arterial roadways, expressways, and frontage roads. Recently staff has received requests from residents requesting that parking be allowed on the east side of 5th Street East north of Avenue R. Also, in the on-going update to the General Plan and in the Avenue Q Complete Streets projects there are pending recommendations to allow parking on sections of Avenue Q and potentially other arterial roadways.

The decision to prohibit parking on 5th Street East between Palmdale Boulevard and Avenue R was primarily in response to people parking on the vacant land on the west side of 5th Street East and a request to complement the Partners Against Crime (PAC) effort. The parking prohibition was established primarily to assist deputies in accessing

the apartment complexes property and in monitoring activity. Similar parking restrictions have been successfully applied in the past in PAC areas.

The City has received complaints from residents at the Shadow Springs Apartment at 38110 5th Street East that the complex does not have adequate parking and residents are continually fighting for parking spaces at the site. Many residents must park blocks away from the apartments and they feel it is not safe to have to walk long distances in this area when it is dark. The problem is evident with the high number of parking citations in this area. We do not recommend allowing any parking in unpaved areas on the west side of 5th Street East, or on the east side of the road if the road is not wide enough to provide at least 8 feet wide area for parking and at least a 13-foot wide lane in each direction.

This proposed resolution would allow the City Traffic Engineer or his designee to modify parking on arterial roadways, expressways, and frontage roads and permit parking on specific roads where Resolution No. CC 2007-169 only permitted staff to establish parking and stopping prohibitions on arterial roadways, expressways, and frontage roads.

DISCUSSION

The staff report dated May 8, 2002 requested permission to put “No Stopping Anytime” signs on 5th Street East from Palmdale Boulevard to Avenue R also included the following paragraph.

> “This approval includes the provision for adjustment by the Traffic/Transportation Engineer as appropriate in limits of the restrictions. This will allow quicker response to conditions if adjustments are necessary.”

However, because it was a council motion that approved the no parking on 5th Street between Avenue R and Palmdale Boulevard, we determined it was appropriate to resubmit it to Council before allowing parking in a small segment on 5th Street. Public Works and Neighborhood Services agree that it is appropriate to allow parking in this area. We do not anticipate any traffic safety issues with the proposed change and will monitor the situation, with the option to reverse or modify this recommendation if the PAC, the City Engineer or City Traffic Engineer determines changes need to be made. This resolution will allow the City Traffic Engineer to modify parking and no stopping conditions on arterial roadways, expressways, and frontage roads without recieving City Council approval to remove no parking or no stopping signs and make parking modifications on City streets.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property and the environment.

A. Provide comprehensive and innovative safety services to prevent crime and promote a safe community.

Prepared by:	Chuck Heffernan, P.E., Director of Public Wroks
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENT

1. Resolution No. CC 2022-010

COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-010

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING THE CITY TRAFFIC ENGINEER OR HIS DESIGNEE TO INSTALL, REMOVE, OR MODIFY "NO PARKING" AND NO STOPPING SIGNS ON ARTERIAL ROADWAYS, EXPRESSWAYS, AND FRONTAGE ROADS.

WHEREAS, Sections 15.64.260 and 15.64.510 of the Los Angeles County Code adopted by reference in Section 10.04.033 of the Palmdale Municipal Code, authorizes the City Council to prohibit or restrict stopping and parking in specified locations and to authorize the removal of vehicles parked in violation of such prohibitions, and

WHEREAS, General Plan policy C.1.2.3 (d) specifies that parking on arterial streets will be prohibited, unless otherwise approved by the City Traffic Engineer; and

WHEREAS, parking or stopping on or near arterial streets and expressways may or may not be appropriate on specific roadway sections depending on various factors including but not limited to the width of the roadway, the posted speed limit, adjacent land uses, pedestrian/bicycle activity, and residents/business owners' concerns.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby finds that all of the facts set forth in the Recitals, herein above are true and constitute findings in this matter.

SECTION 2. When posted, stopping and parking is prohibited on arterial streets, including secondary, major and regional arterial streets, on expressways and on frontage roads.

SECTION 3. A frontage road is a street between, and generally paralleling, an arterial street and adjacent properties; separated from the arterial street by a dividing strip; and providing access to the adjacent properties.

SECTION 4. The City Traffic Engineer or his designee is authorized to install, remove, or modify no parking and no stopping signs to inform the public of these prohibitions on any portion or all portions of such arterial streets, expressways and frontage roads, as necessary, in his or her discretion, to resolve or reduce the concerns described herein.

SECTION 5. The City Traffic Engineer is directed to post at such locations as determined necessary for adequate enforcement, signs reading "Tow Away Zone," or otherwise informing the public that illegally parked vehicles will be removed.

SECTION 6. City parking enforcement officers are directed to enforce these parking restrictions in accordance with the Municipal Code and state law, by parking citations and/or by the removal of illegally parked vehicles.

SECTION 7. The City Clerk shall certify to the adoption of this resolution.

PASSED, **APPROVED** and **ADOPTED** this 12th day of January, 2022 by the following vote:

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER DEPARTMENT**
HUMAN RESOURCES

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-006, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING THE CITY'S CLASSIFICATION AND PAY PLAN FOR GENERAL POSITIONS.**

ISSUE

Adopt Resolution No. CC 2022-006, A Resolution of the City Council of the City of Palmdale Amending the City's Classification and Pay Plan for General Positions.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC 2022-006 Amending the City's Classification and Pay Plan for General Positions.

BACKGROUND

Effective January 1, 2022, the minimum wage in the State of California will increase from $14.00 per hour to $15.00 per hour.

DISCUSSION

The City's Classification and Pay Plans are being updated to comply with the new State of California law increasing the minimum wage to $15.00 per hour. The following positions are affected:

- Intern
- Program Aide
- Public Security Officer

In addition, the California Public Employees' Retirement System (CalPERS) requires the City Council to approve Classification and Pay Plans. To comply with CalPERS guidelines, staff is submitting the Classification and Pay Plan for General Positions for approval.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work and play.
Objective:

C. Invest in staff and other human resource strategies to attract and retain a highly qualified, diverse, and creative workforce.

Prepared by:	Garrett Rickert, Sr Human Resources Analyst
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2022-006

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING THE CITY'S CLASSIFICATION AND PAY PLAN FOR GENERAL POSITIONS

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City's Classification and Pay Plan for General Positions is amended as set forth in the attached Exhibit #1 and Exhibit #2.

SECTION 2. The City Clerk shall certify the passage and adoption of this resolution Amending the City's Classification and Pay Plan for General Positions. It is deemed to be effective January 1, 2022.

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SECTION 3. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

Approved as to form:

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

CLASSIFICATION AND PAY PLAN – GENERAL POSITIONS
FY 2021 – 2022

TITLE	RANGE Hourly	RANGE #
Intern	$15.00 - $16.43 per hour	14
Program Aide	$15.00 - $16.43 per hour	14
Public Security Officer	$15.00 - $16.43 per hour	14
Administrative Intern	$16.43 – $20.97 per hour	18
Records Management Clerk I	$16.43 – $20.97 per hour	18
Senior Public Security Officer	$16.43 – $20.97 per hour	18
Office Assistant I	$18.11 – $23.12 per hour	20
Records Management Clerk II	$18.11 – $23.12 per hour	20
SAVES Assistant	$19.97 – $25.49 per hour	22
Senior Records Management Clerk	$19.97 – $25.49 per hour	22
Neighborhood Compliance Officer	$22.02 – $28.11 per hour	24
Theater Operations Technician	$22.02 – $28.11 per hour	24
Senior Neighborhood Compliance Officer	$24.28 – $30.99 per hour	26
Theater Operations Coordinator	$24.28 – $30.99 per hour	26
Administrative Assistant	$25.49 – $32.54 per hour	27

TITLE	RANGE Monthly	RANGE #
Office Assistant I	$3,139 - $4,007	20
Account Clerk I	$3,461 - $4,418	22
Office Assistant II	$3,461 - $4,418	22
SAVES Assistant	$3,461 - $4,418	22
Account Clerk II	$3,817 - $4,872	24
Audio Technician	$3,817 - $4,872	24
Neighborhood Compliance Officer	$3,817 - $4,872	24
Public Safety Technician	$3,817 - $4,872	24
Records Center Specialist	$3,817 - $4,872	24
Community Compliance Aide I	$4,209 - $5,372	26
Community Service Officer	$4,209 - $5,372	26
Development Technician I	$4,209 - $5,372	26
Information Technology Technician I	$4,209 - $5,372	26
Senior Account Clerk	$4,209 - $5,372	26
Theater Operations Coordinator	$4,209 - $5,372	26
Administrative Assistant	$4,418 - $5,640	27
Management Aide	$4,418 - $5,640	27
Business License Coordinator	$4,638 - $5,923	28
Community Compliance Aide II	$4,638 - $5,923	28
Community Development Technician II	$4,638 - $5,923	28
Financial Technician	$4,638 - $5,923	28
Information Technology Technician II	$4,638 - $5,923	28

TITLE	RANGE Monthly	RANGE #
Payroll Specialist	$4,638 - $5,923	28
Public Safety Specialist	$4,638 - $5,923	28
Housing Technician	$4,872 - $6,217	29
SAVES Coordinator	$4,872 - $6,217	29
Senior Administrative Assistant	$4,872 - $6,217	29
Senior Community Development Technician	$4,872 - $6,217	29
Supervising Public Security Officer	$4,872 - $6,217	29
Building Inspector I	$5,117 - $6,529	30
Economic Development Coordinator	$5,117 - $6,529	30
Engineering Technician I	$5,117 - $6,529	30
Plan Reviewer Aide	$5,117 - $6,529	30
Planning Aide	$5,117 - $6,529	30
Public Art Coordinator	$5,117 - $6,529	30
Public Works Inspector I	$5,117 - $6,529	30
Recreation Coordinator	$5,117 - $6,529	30
Senior Payroll Specialist	$5,117 - $6,529	30
Buyer	$5,372 - $6,855	31
City Council Legislative Aide	$5,372 - $6,855	31
Code Enforcement Officer I	$5,372 - $6,855	31
Community Compliance Specialist	$5,372 - $6,855	31
Deputy City Clerk	$5,372 - $6,855	31
Digital Media Specialist	$5,372 - $6,855	31
Environmental Compliance Inspector	$5,372 - $6,855	31
Executive Assistant	$5,372 - $6,855	31
Human Resources Specialist	$5,372 - $6,855	31
Neighborhood Services Specialist	$5,372 - $6,855	31
Traffic Signal & Streetlight Technician I	$5,372 - $6,855	31
Assistant Planner	$5,640 - $7,199	32
Building Inspector II	$5,640 - $7,199	32
Engineering Technician II	$5,640 - $7,199	32
Information Technology Specialist	$5,640 - $7,199	32
Public Works Inspector II	$5,640 - $7,199	32
Supervising Community Development Technician	$5,640 - $7,199	32
Assistant Engineer I	$5,923 - $7,559	33
Code Enforcement Officer II	$5,923 - $7,559	33
Collection System Maintenance Planner	$5,923 - $7,559	33
Community Compliance Coordinator	$5,923 - $7,559	33
GIS Analyst	$5,923 - $7,559	33
Human Resources Analyst I	$5,923 - $7,559	33
Legal & Risk Assistant	$5,923 - $7,559	33
Management Analyst I	$5,923 - $7,559	33
Recreation Supervisor	$5,923 - $7,559	33
Senior Buyer	$5,923 - $7,559	33
Traffic Signal & Streetlight Technician II	$5,923 - $7,559	33
Associate Planner	$6,217 - $7,937	34
Plan Reviewer	$6,217 - $7,937	34
Senior Building Inspector	$6,217 - $7,937	34
Senior Engineering Technician	$6,217 - $7,937	34
Senior Public Works Inspector	$6,217 - $7,937	34

TITLE	RANGE Monthly	RANGE #
Assistant Engineer II	$6,529 - $8,334	35
Community Programs Coordinator	$6,529 - $8,334	35
Financial Analyst	$6,529 - $8,334	35
Housing Coordinator	$6,529 - $8,334	35
Human Resources Analyst II	$6,529 - $8,334	35
Information Technology Analyst I	$6,529 - $8,334	35
Maintenance Asset Analyst	$6,529 - $8,334	35
Management Analyst II	$6,529 - $8,334	35
Marketing & Digital Specialist	$6,529 - $8,334	35
Media Production Specialist	$6,529 - $8,334	35
Paralegal	$6,529 - $8,334	35
Senior Code Enforcement Officer	$6,529 - $8,334	35
Senior Traffic Signal & Streetlight Technician	$6,529 - $8,334	35
Water Park Supervisor	$6,529 - $8,334	35
Collection System Superintendent	$6,855 - $8,750	36
Community Compliance Supervisor	$6,855 - $8,750	36
Facilities Superintendent	$6,855 - $8,750	36
Fleet Superintendent	$6,855 - $8,750	36
Parks Superintendent	$6,855 - $8,750	36
Public Safety Supervisor	$6,855 - $8,750	36
Senior Financial Analyst	$6,855 - $8,750	36
Senior Plan Reviewer	$6,855 - $8,750	36
Urban Grounds and Green Spaces Superintendent	$6,855 - $8,750	36
Associate Engineer	$7,199 - $9,180	37
Information Technology Analyst II	$7,199 - $9,180	37
Public Works Project Manager	$7,199 - $9,180	37
Senior Housing Coordinator	$7,199 - $9,180	37
Senior Human Resources Analyst	$7,199 - $9,180	37
Senior Management Analyst	$7,199 - $9,180	37
Senior Planner	$7,199 - $9,180	37
Supervising Building Inspector	$7,199 - $9,180	37
Supervising Financial Analyst	$7,199 - $9,180	37
Supervising Public Works Inspector	$7,199 - $9,180	37
Budget Officer	$7,559 - $9,646	38
Deputy Public Information Officer	$7,559 - $9,646	38
Diversity, Equity & Inclusion Specialist	$7,559 - $9,646	38
GIS Coordinator	$7,559 - $9,646	38
Purchasing/Risk Manager	$7,559 - $9,646	38
Safety Coordinator	$7,559 - $9,646	38
Street Superintendent	$7,559 - $9,646	38
Traffic Signal & Streetlight Manager	$7,559 - $9,646	38
Senior Information Technology Analyst	$7,937 - $10,130	39
Senior Public Works Project Manager	$7,937 - $10,130	39

TITLE	RANGE Monthly	RANGE #
Assistant Finance Manager	$8,334 - $10,636	40
Community Compliance Manager	$8,334 - $10,636	40
Community Programs Manager	$8,334 - $10,636	40
Deputy City Attorney	$8,334 - $10,636	40
Emergency Services Administrator	$8,334 - $10,636	40
Energy Resources Manager	$8,334 - $10,636	40
Environmental Resources Manager	$8,334 - $10,636	40
Housing Manager	$8,334 - $10,636	40
Principal Planner	$8,334 - $10,636	40
Recreation Manager	$8,334 - $10,636	40
Senior Civil Engineer	$8,334 - $10,636	40
Assistant to the City Manager	$8,750 - $11,168	41
City Clerk	$8,750 - $11,168	41
Communications Manager/Public Information Officer	$8,750 - $11,168	41
Building Official	$9,180 - $11,726	42
Economic Development Manager	$9,180 - $11,726	42
Information Technology Manager	$9,180 - $11,726	42
Maintenance Services Manager	$9,180 - $11,726	42
Capital Improvement Program Manager	$10,130 - $12,927	44
Finance Manager	$10,130 - $12,927	44
Human Resources Manager	$10,130 - $12,927	44
Planning Manager	$10,130 - $12,927	44
Traffic Engineer	$10,130 - $12,927	44
Deputy Director of Economic & Community Development	$10,636 - $13,574	45
Deputy Director of Parks & Recreation	$10,636 - $13,574	45
Assistant City Attorney	$11,726 - $14,966	47
City Engineer	$11,726 - $14,966	47
Deputy Director of Public Works	$11,726 - $14,966	47
Deputy City Manager	$12,312 - $15,714	48
Director of Economic & Community Development	$12,312 - $15,714	48
Director of Finance	$12,312 - $15,714	48
Director of Neighborhood Services	$12,312 - $15,714	48
Director of Parks & Recreation	$12,312 - $15,714	48
Director of Public Works	$14,966 - $19,100	52
Assistant City Manager	$17,325 - $22,110	55

TITLE	Monthly - Contract
City Manager	$25,925
City Attorney	$17,425

City of Palmdale
Hourly Wage Range/Step Schedule - General Positions
Effective January 1, 2022

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	15.00	15.65	16.43	N/A
15	N/A	15.00	15.65	16.43	17.25	18.11
16	15.00	15.65	16.43	17.25	18.11	19.03
17	15.65	16.43	17.25	18.11	19.03	19.97
18	16.43	17.25	18.11	19.03	19.97	20.97
19	17.25	18.11	19.03	19.97	20.97	22.02
20	18.11	19.03	19.97	20.97	22.02	23.12
21	19.03	19.97	20.97	22.02	23.12	24.28
22	19.97	20.97	22.02	23.12	24.28	25.49
23	20.97	22.02	23.12	24.28	25.49	26.76
24	22.02	23.12	24.28	25.49	26.76	28.11
25	23.12	24.28	25.49	26.76	28.11	29.52
26	24.28	25.49	26.76	28.11	29.52	30.99
27	25.49	26.76	28.11	29.52	30.99	32.54
28	26.76	28.11	29.52	30.99	32.54	34.17
29	28.11	29.52	30.99	32.54	34.17	35.87
30	29.52	30.99	32.54	34.17	35.87	37.67
31	30.99	32.54	34.17	35.87	37.67	39.55
32	32.54	34.17	35.87	37.67	39.55	41.53
33	34.17	35.87	37.67	39.55	41.53	43.61
34	35.87	37.67	39.55	41.53	43.61	45.79
35	37.67	39.55	41.53	43.61	45.79	48.08
36	39.55	41.53	43.61	45.79	48.08	50.48
37	41.53	43.61	45.79	48.08	50.48	52.96
38	43.61	45.79	48.08	50.48	52.96	55.65
39	45.79	48.08	50.48	52.96	55.65	58.44
40	48.08	50.48	52.96	55.65	58.44	61.36
41	50.48	52.96	55.65	58.44	61.36	64.43
42	52.96	55.65	58.44	61.36	64.43	67.65
43	55.65	58.44	61.36	64.43	67.65	71.03
44	58.44	61.36	64.43	67.65	71.03	74.58
45	61.36	64.43	67.65	71.03	74.58	78.31
46	64.43	67.65	71.03	74.58	78.31	82.23
47	67.65	71.03	74.58	78.31	82.23	86.34
48	71.03	74.58	78.31	82.23	86.34	90.66
49	74.58	78.31	82.23	86.34	90.66	95.18
50	78.31	82.23	86.34	90.66	95.18	99.95
51	82.23	86.34	90.66	95.18	99.95	104.95
52	86.34	90.66	95.18	99.95	104.95	110.19
53	90.66	95.19	99.95	104.95	110.19	115.70
54	95.19	99.95	104.95	110.19	115.70	121.49
55	99.95	104.95	110.19	115.70	121.49	127.56
56	104.95	110.19	115.70	121.49	127.56	133.94
57	110.19	115.70	121.49	127.56	133.94	140.64
58	115.70	121.49	127.56	133.94	140.64	147.67
59	121.49	127.56	133.94	140.64	147.67	155.05
60	127.56	133.94	140.64	147.67	155.05	162.81
61	133.94	140.64	147.67	155.05	162.81	170.95
62	140.64	147.67	155.05	162.81	170.95	179.49
63	147.67	155.05	162.81	170.95	179.49	188.47

City of Palmdale
Bi-weekly Wage Range/Step Schedule - General Positions
Effective January 1, 2022

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	1,200.00	1,252.00	1,314.40	N/A
15	N/A	1,200.00	1,252.00	1,314.40	1,380.00	1,448.80
16	1,200.00	1,252.00	1,314.40	1,380.00	1,448.80	1,522.40
17	1,252.00	1,314.40	1,380.00	1,448.80	1,522.40	1,597.60
18	1,314.40	1,380.00	1,448.80	1,522.40	1,597.60	1,677.60
19	1,380.00	1,448.80	1,522.40	1,597.60	1,677.60	1,761.60
20	1,448.80	1,522.40	1,597.60	1,677.60	1,761.60	1,849.60
21	1,522.40	1,597.60	1,677.60	1,761.60	1,849.60	1,942.40
22	1,597.60	1,677.60	1,761.60	1,849.60	1,942.40	2,039.20
23	1,677.60	1,761.60	1,849.60	1,942.40	2,039.20	2,140.80
24	1,761.60	1,849.60	1,942.40	2,039.20	2,140.80	2,248.80
25	1,849.60	1,942.40	2,039.20	2,140.80	2,248.80	2,361.60
26	1,942.40	2,039.20	2,140.80	2,248.80	2,361.60	2,479.20
27	2,039.20	2,140.80	2,248.80	2,361.60	2,479.20	2,603.20
28	2,140.80	2,248.80	2,361.60	2,479.20	2,603.20	2,733.60
29	2,248.80	2,361.60	2,479.20	2,603.20	2,733.60	2,869.60
30	2,361.60	2,479.20	2,603.20	2,733.60	2,869.60	3,013.60
31	2,479.20	2,603.20	2,733.60	2,869.60	3,013.60	3,164.00
32	2,603.20	2,733.60	2,869.60	3,013.60	3,164.00	3,322.40
33	2,733.60	2,869.60	3,013.60	3,164.00	3,322.40	3,488.80
34	2,869.60	3,013.60	3,164.00	3,322.40	3,488.80	3,663.20
35	3,013.60	3,164.00	3,322.40	3,488.80	3,663.20	3,846.40
36	3,164.00	3,322.40	3,488.80	3,663.20	3,846.40	4,038.40
37	3,322.40	3,488.80	3,663.20	3,846.40	4,038.40	4,236.80
38	3,488.80	3,663.20	3,846.40	4,038.40	4,236.80	4,452.00
39	3,663.20	3,846.40	4,038.40	4,236.80	4,452.00	4,675.20
40	3,846.40	4,038.40	4,236.80	4,452.00	4,675.20	4,908.80
41	4,038.40	4,236.80	4,452.00	4,675.20	4,908.80	5,154.40
42	4,236.80	4,452.00	4,675.20	4,908.80	5,154.40	5,412.00
43	4,452.00	4,675.20	4,908.80	5,154.40	5,412.00	5,682.40
44	4,675.20	4,908.80	5,154.40	5,412.00	5,682.40	5,966.40
45	4,908.80	5,154.40	5,412.00	5,682.40	5,966.40	6,264.80
46	5,154.40	5,412.00	5,682.40	5,966.40	6,264.80	6,578.40
47	5,412.00	5,682.40	5,966.40	6,264.80	6,578.40	6,907.20
48	5,682.40	5,966.40	6,264.80	6,578.40	6,907.20	7,252.80
49	5,966.40	6,264.80	6,578.40	6,907.20	7,252.80	7,614.40
50	6,264.80	6,578.40	6,907.20	7,252.80	7,614.40	7,996.00
51	6,578.40	6,907.20	7,252.80	7,614.40	7,996.00	8,396.00
52	6,907.20	7,252.80	7,614.40	7,996.00	8,396.00	8,815.20
53	7,252.80	7,615.20	7,996.00	8,396.00	8,815.20	9,256.00
54	7,615.20	7,996.00	8,396.00	8,815.20	9,256.00	9,719.20
55	7,996.00	8,396.00	8,815.20	9,256.00	9,719.20	10,204.80
56	8,396.00	8,815.20	9,256.00	9,719.20	10,204.80	10,715.20
57	8,815.20	9,256.00	9,719.20	10,204.80	10,715.20	11,251.20
58	9,256.00	9,719.20	10,204.80	10,715.20	11,251.20	11,813.60
59	9,719.20	10,204.80	10,715.20	11,251.20	11,813.60	12,404.00
60	10,204.80	10,715.20	11,251.20	11,813.60	12,404.00	13,024.80
61	10,715.20	11,251.20	11,813.60	12,404.00	13,024.80	13,676.00
62	11,251.20	11,813.60	12,404.00	13,024.80	13,676.00	14,359.20
63	11,813.60	12,404.00	13,024.80	13,676.00	14,359.20	15,077.60

City of Palmdale
Monthly Wage Range/Step Schedule - General Positions
Effective January 1, 2022

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	2,600	2,713	2,848	N/A
15	N/A	2,600	2,713	2,848	2,990	3,139
16	2,600	2,713	2,848	2,990	3,139	3,299
17	2,713	2,848	2,990	3,139	3,299	3,461
18	2,848	2,990	3,139	3,299	3,461	3,635
19	2,990	3,139	3,299	3,461	3,635	3,817
20	3,139	3,299	3,461	3,635	3,817	4,007
21	3,299	3,461	3,635	3,817	4,007	4,209
22	3,461	3,635	3,817	4,007	4,209	4,418
23	3,635	3,817	4,007	4,209	4,418	4,638
24	3,817	4,007	4,209	4,418	4,638	4,872
25	4,007	4,209	4,418	4,638	4,872	5,117
26	4,209	4,418	4,638	4,872	5,117	5,372
27	4,418	4,638	4,872	5,117	5,372	5,640
28	4,638	4,872	5,117	5,372	5,640	5,923
29	4,872	5,117	5,372	5,640	5,923	6,217
30	5,117	5,372	5,640	5,923	6,217	6,529
31	5,372	5,640	5,923	6,217	6,529	6,855
32	5,640	5,923	6,217	6,529	6,855	7,199
33	5,923	6,217	6,529	6,855	7,199	7,559
34	6,217	6,529	6,855	7,199	7,559	7,937
35	6,529	6,855	7,199	7,559	7,937	8,334
36	6,855	7,199	7,559	7,937	8,334	8,750
37	7,199	7,559	7,937	8,334	8,750	9,180
38	7,559	7,937	8,334	8,750	9,180	9,646
39	7,937	8,334	8,750	9,180	9,646	10,130
40	8,334	8,750	9,180	9,646	10,130	10,636
41	8,750	9,180	9,646	10,130	10,636	11,168
42	9,180	9,646	10,130	10,636	11,168	11,726
43	9,646	10,130	10,636	11,168	11,726	12,312
44	10,130	10,636	11,168	11,726	12,312	12,927
45	10,636	11,168	11,726	12,312	12,927	13,574
46	11,168	11,726	12,312	12,927	13,574	14,253
47	11,726	12,312	12,927	13,574	14,253	14,966
48	12,312	12,927	13,574	14,253	14,966	15,714
49	12,927	13,574	14,253	14,966	15,714	16,498
50	13,574	14,253	14,966	15,714	16,498	17,325
51	14,253	14,966	15,714	16,498	17,325	18,191
52	14,966	15,714	16,498	17,325	18,191	19,100
53	15,714	16,500	17,325	18,191	19,100	20,055
54	16,500	17,325	18,191	19,100	20,055	21,058
55	17,325	18,191	19,100	20,055	21,058	22,110
56	18,191	19,100	20,055	21,058	22,110	23,216
57	19,100	20,055	21,058	22,110	23,216	24,378
58	20,055	21,058	22,110	23,216	24,378	25,596
59	21,058	22,110	23,216	24,378	25,596	26,875
60	22,110	23,216	24,378	25,596	26,875	28,220
61	23,216	24,378	25,596	26,875	28,220	29,631
62	24,378	25,596	26,875	28,220	29,631	31,112
63	25,596	26,875	28,220	29,631	31,112	32,668

City of Palmdale
Yearly Wage Range/Step Schedule - General Positions
Effective January 1, 2022

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	31,200	32,552	34,174	N/A
15	N/A	31,200	32,552	34,174	35,880	37,669
16	31,200	32,552	34,174	35,880	37,669	39,582
17	32,552	34,174	35,880	37,669	39,582	41,538
18	34,174	35,880	37,669	39,582	41,538	43,618
19	35,880	37,669	39,582	41,538	43,618	45,802
20	37,669	39,582	41,538	43,618	45,802	48,090
21	39,582	41,538	43,618	45,802	48,090	50,502
22	41,538	43,618	45,802	48,090	50,502	53,019
23	43,618	45,802	48,090	50,502	53,019	55,661
24	45,802	48,090	50,502	53,019	55,661	58,469
25	48,090	50,502	53,019	55,661	58,469	61,402
26	50,502	53,019	55,661	58,469	61,402	64,459
27	53,019	55,661	58,469	61,402	64,459	67,683
28	55,661	58,469	61,402	64,459	67,683	71,074
29	58,469	61,402	64,459	67,683	71,074	74,610
30	61,402	64,459	67,683	71,074	74,610	78,354
31	64,459	67,683	71,074	74,610	78,354	82,264
32	67,683	71,074	74,610	78,354	82,264	86,382
33	71,074	74,610	78,354	82,264	86,382	90,709
34	74,610	78,354	82,264	86,382	90,709	95,243
35	78,354	82,264	86,382	90,709	95,243	100,006
36	82,264	86,382	90,709	95,243	100,006	104,998
37	86,382	90,709	95,243	100,006	104,998	110,157
38	90,709	95,243	100,006	104,998	110,157	115,752
39	95,243	100,006	104,998	110,157	115,752	121,555
40	100,006	104,998	110,157	115,752	121,555	127,629
41	104,998	110,157	115,752	121,555	127,629	134,014
42	110,157	115,752	121,555	127,629	134,014	140,712
43	115,752	121,555	127,629	134,014	140,712	147,742
44	121,555	127,629	134,014	140,712	147,742	155,126
45	127,629	134,014	140,712	147,742	155,126	162,885
46	134,014	140,712	147,742	155,126	162,885	171,038
47	140,712	147,742	155,126	162,885	171,038	179,587
48	147,742	155,126	162,885	171,038	179,587	188,573
49	155,126	162,885	171,038	179,587	188,573	197,974
50	162,885	171,038	179,587	188,573	197,974	207,896
51	171,038	179,587	188,573	197,974	207,896	218,296
52	179,587	188,573	197,974	207,896	218,296	229,195
53	188,573	197,995	207,896	218,296	229,195	240,656
54	197,995	207,896	218,296	229,195	240,656	252,699
55	207,896	218,296	229,195	240,656	252,699	265,325
56	218,296	229,195	240,656	252,699	265,325	278,595
57	229,195	240,656	252,699	265,325	278,595	292,531
58	240,656	252,699	265,325	278,595	292,531	307,154
59	252,699	265,325	278,595	292,531	307,154	322,504
60	265,325	278,595	292,531	307,154	322,504	338,645
61	278,595	292,531	307,154	322,504	338,645	355,576
62	292,531	307,154	322,504	338,645	355,576	373,339
63	307,154	322,504	338,645	355,576	373,339	392,018

City of Palmdale
Hourly Wage Range/Step Schedule - General Positions
Effective January 1, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	14.19	14.90	15.65	N/A
15	N/A	14.19	14.90	15.65	16.43	17.25
16	14.19	14.90	15.65	16.43	17.25	18.12
17	14.90	15.65	16.43	17.25	18.12	19.02
18	15.65	16.43	17.25	18.12	19.02	19.97
19	16.43	17.25	18.12	19.02	19.97	20.97
20	17.25	18.12	19.02	19.97	20.97	22.02
21	18.12	19.02	19.97	20.97	22.02	23.12
22	19.02	19.97	20.97	22.02	23.12	24.28
23	19.97	20.97	22.02	23.12	24.28	25.49
24	20.97	22.02	23.12	24.28	25.49	26.77
25	22.02	23.12	24.28	25.49	26.77	28.11
26	23.12	24.28	25.49	26.77	28.11	29.51
27	24.28	25.49	26.77	28.11	29.51	30.99
28	25.49	26.77	28.11	29.51	30.99	32.54
29	26.77	28.11	29.51	30.99	32.54	34.16
30	28.11	29.51	30.99	32.54	34.16	35.88
31	29.51	30.99	32.54	34.16	35.88	37.67
32	30.99	32.54	34.16	35.88	37.67	39.55
33	32.54	34.16	35.88	37.67	39.55	41.53
34	34.16	35.88	37.67	39.55	41.53	43.61
35	35.88	37.67	39.55	41.53	43.61	45.79
36	37.67	39.55	41.53	43.61	45.79	48.08
37	39.55	41.53	43.61	45.79	48.08	50.44
38	41.53	43.61	45.79	48.08	50.44	53.00
39	43.61	45.79	48.08	50.44	53.00	55.66
40	45.79	48.08	50.44	53.00	55.66	58.44
41	48.08	50.44	53.00	55.66	58.44	61.36
42	50.44	53.00	55.66	58.44	61.36	64.43
43	53.00	55.66	58.44	61.36	64.43	67.65
44	55.66	58.44	61.36	64.43	67.65	71.03
45	58.44	61.36	64.43	67.65	71.03	74.58
46	61.36	64.43	67.65	71.03	74.58	78.31
47	64.43	67.65	71.03	74.58	78.31	82.23
48	67.65	71.03	74.58	78.31	82.23	86.34
49	71.03	74.58	78.31	82.23	86.34	90.65
50	74.58	78.31	82.23	86.34	90.65	95.19
51	78.31	82.23	86.34	90.65	95.19	99.95
52	82.23	86.34	90.65	95.19	99.95	104.94
53	86.34	90.66	95.19	99.95	104.94	110.19
54	90.66	95.19	99.95	104.95	110.19	115.70
55	95.19	99.95	104.95	110.19	115.70	121.49
56	99.95	104.95	110.19	115.70	121.49	127.56
57	104.95	110.19	115.70	121.49	127.56	133.94
58	110.19	115.70	121.49	127.56	133.94	140.64
59	115.70	121.49	127.56	133.94	140.64	147.67
60	121.49	127.56	133.94	140.64	147.67	155.05
61	127.56	133.94	140.64	147.67	155.05	162.81
62	133.94	140.64	147.67	155.05	162.81	170.95
63	140.64	147.67	155.05	162.81	170.95	179.49

City of Palmdale
Bi-weekly Wage Range/Step Schedule - General Positions
Effective January 1, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	1,135.20	1,192.00	1,252.00	N/A
15	N/A	1,135.20	1,192.00	1,252.00	1,314.40	1,380.00
16	1,135.20	1,192.00	1,252.00	1,314.40	1,380.00	1,449.60
17	1,192.00	1,252.00	1,314.40	1,380.00	1,449.60	1,521.60
18	1,252.00	1,314.40	1,380.00	1,449.60	1,521.60	1,597.60
19	1,314.40	1,380.00	1,449.60	1,521.60	1,597.60	1,677.60
20	1,380.00	1,449.60	1,521.60	1,597.60	1,677.60	1,761.60
21	1,449.60	1,521.60	1,597.60	1,677.60	1,761.60	1,849.60
22	1,521.60	1,597.60	1,677.60	1,761.60	1,849.60	1,942.40
23	1,597.60	1,677.60	1,761.60	1,849.60	1,942.40	2,039.20
24	1,677.60	1,761.60	1,849.60	1,942.40	2,039.20	2,141.60
25	1,761.60	1,849.60	1,942.40	2,039.20	2,141.60	2,248.80
26	1,849.60	1,942.40	2,039.20	2,141.60	2,248.80	2,360.80
27	1,942.40	2,039.20	2,141.60	2,248.80	2,360.80	2,479.20
28	2,039.20	2,141.60	2,248.80	2,360.80	2,479.20	2,603.20
29	2,141.60	2,248.80	2,360.80	2,479.20	2,603.20	2,732.80
30	2,248.80	2,360.80	2,479.20	2,603.20	2,732.80	2,870.40
31	2,360.80	2,479.20	2,603.20	2,732.80	2,870.40	3,013.60
32	2,479.20	2,603.20	2,732.80	2,870.40	3,013.60	3,164.00
33	2,603.20	2,732.80	2,870.40	3,013.60	3,164.00	3,322.40
34	2,732.80	2,870.40	3,013.60	3,164.00	3,322.40	3,488.80
35	2,870.40	3,013.60	3,164.00	3,322.40	3,488.80	3,663.20
36	3,013.60	3,164.00	3,322.40	3,488.80	3,663.20	3,846.40
37	3,164.00	3,322.40	3,488.80	3,663.20	3,846.40	4,035.20
38	3,322.40	3,488.80	3,663.20	3,846.40	4,035.20	4,240.00
39	3,488.80	3,663.20	3,846.40	4,035.20	4,240.00	4,452.80
40	3,663.20	3,846.40	4,035.20	4,240.00	4,452.80	4,675.20
41	3,846.40	4,035.20	4,240.00	4,452.80	4,675.20	4,908.80
42	4,035.20	4,240.00	4,452.80	4,675.20	4,908.80	5,154.40
43	4,240.00	4,452.80	4,675.20	4,908.80	5,154.40	5,412.00
44	4,452.80	4,675.20	4,908.80	5,154.40	5,412.00	5,682.40
45	4,675.20	4,908.80	5,154.40	5,412.00	5,682.40	5,966.40
46	4,908.80	5,154.40	5,412.00	5,682.40	5,966.40	6,264.80
47	5,154.40	5,412.00	5,682.40	5,966.40	6,264.80	6,578.40
48	5,412.00	5,682.40	5,966.40	6,264.80	6,578.40	6,907.20
49	5,682.40	5,966.40	6,264.80	6,578.40	6,907.20	7,252.00
50	5,966.40	6,264.80	6,578.40	6,907.20	7,252.00	7,615.20
51	6,264.80	6,578.40	6,907.20	7,252.00	7,615.20	7,996.00
52	6,578.40	6,907.20	7,252.00	7,615.20	7,996.00	8,395.20
53	6,907.20	7,252.80	7,615.20	7,996.00	8,395.20	8,815.20
54	7,252.56	7,615.19	7,995.95	8,395.74	8,815.53	9,256.31
55	7,615.19	7,995.95	8,395.74	8,815.53	9,256.31	9,719.12
56	7,995.95	8,395.74	8,815.53	9,256.31	9,719.12	10,205.08
57	8,395.74	8,815.53	9,256.31	9,719.12	10,205.08	10,715.33
58	8,815.53	9,256.31	9,719.12	10,205.08	10,715.33	11,251.10
59	9,256.31	9,719.12	10,205.08	10,715.33	11,251.10	11,813.66
60	9,719.12	10,205.08	10,715.33	11,251.10	11,813.66	12,404.34
61	10,205.08	10,715.33	11,251.10	11,813.66	12,404.34	13,024.56
62	10,715.33	11,251.10	11,813.66	12,404.34	13,024.56	13,675.78
63	11,251.10	11,813.66	12,404.34	13,024.56	13,675.78	14,359.57

City of Palmdale
Monthly Wage Range/Step Schedule - General Positions
Effective January 1, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	2,460	2,583	2,713	N/A
15	N/A	2,460	2,583	2,713	2,848	2,990
16	2,460	2,583	2,713	2,848	2,990	3,141
17	2,583	2,713	2,848	2,990	3,141	3,297
18	2,713	2,848	2,990	3,141	3,297	3,461
19	2,848	2,990	3,141	3,297	3,461	3,635
20	2,990	3,141	3,297	3,461	3,635	3,817
21	3,141	3,297	3,461	3,635	3,817	4,007
22	3,297	3,461	3,635	3,817	4,007	4,209
23	3,461	3,635	3,817	4,007	4,209	4,418
24	3,635	3,817	4,007	4,209	4,418	4,640
25	3,817	4,007	4,209	4,418	4,640	4,872
26	4,007	4,209	4,418	4,640	4,872	5,115
27	4,209	4,418	4,640	4,872	5,115	5,372
28	4,418	4,640	4,872	5,115	5,372	5,640
29	4,640	4,872	5,115	5,372	5,640	5,921
30	4,872	5,115	5,372	5,640	5,921	6,219
31	5,115	5,372	5,640	5,921	6,219	6,529
32	5,372	5,640	5,921	6,219	6,529	6,855
33	5,640	5,921	6,219	6,529	6,855	7,199
34	5,921	6,219	6,529	6,855	7,199	7,559
35	6,219	6,529	6,855	7,199	7,559	7,937
36	6,529	6,855	7,199	7,559	7,937	8,334
37	6,855	7,199	7,559	7,937	8,334	8,743
38	7,199	7,559	7,937	8,334	8,743	9,187
39	7,559	7,937	8,334	8,743	9,187	9,648
40	7,937	8,334	8,743	9,187	9,648	10,130
41	8,334	8,743	9,187	9,648	10,130	10,636
42	8,743	9,187	9,648	10,130	10,636	11,168
43	9,187	9,648	10,130	10,636	11,168	11,726
44	9,648	10,130	10,636	11,168	11,726	12,312
45	10,130	10,636	11,168	11,726	12,312	12,927
46	10,636	11,168	11,726	12,312	12,927	13,574
47	11,168	11,726	12,312	12,927	13,574	14,253
48	11,726	12,312	12,927	13,574	14,253	14,966
49	12,312	12,927	13,574	14,253	14,966	15,713
50	12,927	13,574	14,253	14,966	15,713	16,500
51	13,574	14,253	14,966	15,713	16,500	17,325
52	14,253	14,966	15,713	16,500	17,325	18,190
53	14,966	15,714	16,500	17,325	18,190	19,100
54	15,714	16,500	17,325	18,191	19,100	20,055
55	16,500	17,325	18,191	19,100	20,055	21,058
56	17,325	18,191	19,100	20,055	21,058	22,111
57	18,191	19,100	20,055	21,058	22,111	23,217
58	19,100	20,055	21,058	22,111	23,217	24,377
59	20,055	21,058	22,111	23,217	24,377	25,596
60	21,058	22,111	23,217	24,377	25,596	26,876
61	22,111	23,217	24,377	25,596	26,876	28,220
62	23,217	24,377	25,596	26,876	28,220	29,631
63	24,377	25,596	26,876	28,220	29,631	31,112

City of Palmdale
Yearly Wage Range/Step Schedule - General Positions
Effective January 1, 2021

Range	Step A	Step B	Step C	Step D	Step E	Step F
14	N/A	N/A	29,515	30,992	32,552	N/A
15	N/A	29,515	30,992	32,552	34,174	35,880
16	29,515	30,992	32,552	34,174	35,880	37,690
17	30,992	32,552	34,174	35,880	37,690	39,562
18	32,552	34,174	35,880	37,690	39,562	41,538
19	34,174	35,880	37,690	39,562	41,538	43,618
20	35,880	37,690	39,562	41,538	43,618	45,802
21	37,690	39,562	41,538	43,618	45,802	48,090
22	39,562	41,538	43,618	45,802	48,090	50,502
23	41,538	43,618	45,802	48,090	50,502	53,019
24	43,618	45,802	48,090	50,502	53,019	55,682
25	45,802	48,090	50,502	53,019	55,682	58,469
26	48,090	50,502	53,019	55,682	58,469	61,381
27	50,502	53,019	55,682	58,469	61,381	64,459
28	53,019	55,682	58,469	61,381	64,459	67,683
29	55,682	58,469	61,381	64,459	67,683	71,053
30	58,469	61,381	64,459	67,683	71,053	74,630
31	61,381	64,459	67,683	71,053	74,630	78,354
32	64,459	67,683	71,053	74,630	78,354	82,264
33	67,683	71,053	74,630	78,354	82,264	86,382
34	71,053	74,630	78,354	82,264	86,382	90,709
35	74,630	78,354	82,264	86,382	90,709	95,243
36	78,354	82,264	86,382	90,709	95,243	100,006
37	82,264	86,382	90,709	95,243	100,006	104,915
38	86,382	90,709	95,243	100,006	104,915	110,240
39	90,709	95,243	100,006	104,915	110,240	115,773
40	95,243	100,006	104,915	110,240	115,773	121,555
41	100,006	104,915	110,240	115,773	121,555	127,629
42	104,915	110,240	115,773	121,555	127,629	134,014
43	110,240	115,773	121,555	127,629	134,014	140,712
44	115,773	121,555	127,629	134,014	140,712	147,742
45	121,555	127,629	134,014	140,712	147,742	155,126
46	127,629	134,014	140,712	147,742	155,126	162,885
47	134,014	140,712	147,742	155,126	162,885	171,038
48	140,712	147,742	155,126	162,885	171,038	179,587
49	147,742	155,126	162,885	171,038	179,587	188,552
50	155,126	162,885	171,038	179,587	188,552	197,995
51	162,885	171,038	179,587	188,552	197,995	207,896
52	171,038	179,587	188,552	197,995	207,896	218,275
53	179,587	188,573	197,995	207,896	218,275	229,195
54	188,567	197,995	207,895	218,289	229,204	240,664
55	197,995	207,895	218,289	229,204	240,664	252,697
56	207,895	218,289	229,204	240,664	252,697	265,332
57	218,289	229,204	240,664	252,697	265,332	278,599
58	229,204	240,664	252,697	265,332	278,599	292,529
59	240,664	252,697	265,332	278,599	292,529	307,155
60	252,697	265,332	278,599	292,529	307,155	322,513
61	265,332	278,599	292,529	307,155	322,513	338,638
62	278,599	292,529	307,155	322,513	338,638	355,570
63	292,529	307,155	322,513	338,638	355,570	373,349

City of Palmdale
Hourly Wage Range/Step Schedule - General Positions
Effective January 1, 2019

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A
11	N/A	N/A	12.02	12.62	13.25	13.92
12	N/A	12.02	12.62	13.25	13.92	14.61
13	12.02	12.62	13.25	13.92	14.61	15.34
14	12.62	13.25	13.92	14.61	15.34	16.11
15	13.25	13.92	14.61	15.34	16.11	16.92
16	13.92	14.61	15.34	16.11	16.92	17.76
17	14.61	15.34	16.11	16.92	17.76	18.65
18	15.34	16.11	16.92	17.76	18.65	19.58
19	16.11	16.92	17.76	18.65	19.58	20.56
20	16.92	17.76	18.65	19.58	20.56	21.59
21	17.76	18.65	19.58	20.56	21.59	22.67
22	18.65	19.58	20.56	21.59	22.67	23.80
23	19.58	20.56	21.59	22.67	23.80	24.99
24	20.56	21.59	22.67	23.80	24.99	26.24
25	21.59	22.67	23.80	24.99	26.24	27.56
26	22.67	23.80	24.99	26.24	27.56	28.94
27	23.80	24.99	26.24	27.56	28.94	30.38
28	24.99	26.24	27.56	28.94	30.38	31.90
29	26.24	27.56	28.94	30.38	31.90	33.49
30	27.56	28.94	30.38	31.90	33.49	35.17
31	28.94	30.38	31.90	33.49	35.17	36.93
32	30.38	31.90	33.49	35.17	36.93	38.78
33	31.90	33.49	35.17	36.93	38.78	40.72
34	33.49	35.17	36.93	38.78	40.72	42.75
35	35.17	36.93	38.78	40.72	42.75	44.89
36	36.93	38.78	40.72	42.75	44.89	47.13
37	38.78	40.72	42.75	44.89	47.13	49.45
38	40.72	42.75	44.89	47.13	49.45	51.97
39	42.75	44.89	47.13	49.45	51.97	54.57
40	44.89	47.13	49.45	51.97	54.57	57.29
41	47.13	49.45	51.97	54.57	57.29	60.16
42	49.45	51.97	54.57	57.29	60.16	63.17
43	51.97	54.57	57.29	60.16	63.17	66.32
44	54.57	57.29	60.16	63.17	66.32	69.64
45	57.29	60.16	63.17	66.32	69.64	73.12
46	60.16	63.17	66.32	69.64	73.12	76.77
47	63.17	66.32	69.64	73.12	76.77	80.61
48	66.32	69.64	73.12	76.77	80.61	84.65
49	69.64	73.12	76.77	80.61	84.65	88.88
50	73.12	76.77	80.61	84.65	88.88	93.32
51	76.77	80.61	84.65	88.88	93.32	97.99
52	80.61	84.65	88.88	93.32	97.99	102.89
53	84.65	88.88	93.32	97.99	102.89	108.03

City of Palmdale
Bi-weekly Wage Range/Step Schedule - General Positions
Effective January 1, 2019

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A
11	N/A	N/A	961.80	1,009.60	1,060.33	1,113.23
12	N/A	961.80	1,009.60	1,060.33	1,113.23	1,168.95
13	961.80	1,009.60	1,060.33	1,113.23	1,168.95	1,227.48
14	1,009.60	1,060.33	1,113.23	1,168.95	1,227.48	1,288.73
15	1,060.33	1,113.23	1,168.95	1,227.48	1,288.73	1,353.22
16	1,113.23	1,168.95	1,227.48	1,288.73	1,353.22	1,420.86
17	1,168.95	1,227.48	1,288.73	1,353.22	1,420.86	1,491.86
18	1,227.48	1,288.73	1,353.22	1,420.86	1,491.86	1,566.65
19	1,288.73	1,353.22	1,420.86	1,491.86	1,566.65	1,645.02
20	1,353.22	1,420.86	1,491.86	1,566.65	1,645.02	1,727.30
21	1,420.86	1,491.86	1,566.65	1,645.02	1,727.30	1,813.58
22	1,491.86	1,566.65	1,645.02	1,727.30	1,813.58	1,904.20
23	1,566.65	1,645.02	1,727.30	1,813.58	1,904.20	1,999.59
24	1,645.02	1,727.30	1,813.58	1,904.20	1,999.59	2,099.53
25	1,727.30	1,813.58	1,904.20	1,999.59	2,099.53	2,204.57
26	1,813.58	1,904.20	1,999.59	2,099.53	2,204.57	2,314.81
27	1,904.20	1,999.59	2,099.53	2,204.57	2,314.81	2,430.46
28	1,999.59	2,099.53	2,204.57	2,314.81	2,430.46	2,552.09
29	2,099.53	2,204.57	2,314.81	2,430.46	2,552.09	2,679.56
30	2,204.57	2,314.81	2,430.46	2,552.09	2,679.56	2,813.75
31	2,314.81	2,430.46	2,552.09	2,679.56	2,813.75	2,954.45
32	2,430.46	2,552.09	2,679.56	2,813.75	2,954.45	3,102.09
33	2,552.09	2,679.56	2,813.75	2,954.45	3,102.09	3,257.31
34	2,679.56	2,813.75	2,954.45	3,102.09	3,257.31	3,420.23
35	2,813.75	2,954.45	3,102.09	3,257.31	3,420.23	3,591.17
36	2,954.45	3,102.09	3,257.31	3,420.23	3,591.17	3,770.79
37	3,102.09	3,257.31	3,420.23	3,591.17	3,770.79	3,956.04
38	3,257.31	3,420.23	3,591.17	3,770.79	3,956.04	4,157.22
39	3,420.23	3,591.17	3,770.79	3,956.04	4,157.22	4,365.23
40	3,591.17	3,770.79	3,956.04	4,157.22	4,365.23	4,583.33
41	3,770.79	3,956.04	4,157.22	4,365.23	4,583.33	4,812.48
42	3,956.04	4,157.22	4,365.23	4,583.33	4,812.48	5,053.22
43	4,157.22	4,365.23	4,583.33	4,812.48	5,053.22	5,305.79
44	4,365.23	4,583.33	4,812.48	5,053.22	5,305.79	5,571.14
45	4,583.33	4,812.48	5,053.22	5,305.79	5,571.14	5,849.72
46	4,812.48	5,053.22	5,305.79	5,571.14	5,849.72	6,141.96
47	5,053.22	5,305.79	5,571.14	5,849.72	6,141.96	6,449.15
48	5,305.79	5,571.14	5,849.72	6,141.96	6,449.15	6,771.61
49	5,571.14	5,849.72	6,141.96	6,449.15	6,771.61	7,110.19
50	5,849.72	6,141.96	6,449.15	6,771.61	7,110.19	7,465.70
51	6,141.96	6,449.15	6,771.61	7,110.19	7,465.70	7,838.99
52	6,449.15	6,771.61	7,110.19	7,465.70	7,838.99	8,230.94
53	6,771.63	7,110.21	7,465.73	7,839.01	8,230.96	8,642.51

City of Palmdale
Monthly Wage Range/Step Schedule - General Positions
Effective January 1, 2019

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A
11	N/A	N/A	2,084	2,187	2,297	2,412
12	N/A	2,084	2,187	2,297	2,412	2,533
13	2,084	2,187	2,297	2,412	2,533	2,660
14	2,187	2,297	2,412	2,533	2,660	2,792
15	2,297	2,412	2,533	2,660	2,792	2,932
16	2,412	2,533	2,660	2,792	2,932	3,079
17	2,533	2,660	2,792	2,932	3,079	3,232
18	2,660	2,792	2,932	3,079	3,232	3,394
19	2,792	2,932	3,079	3,232	3,394	3,564
20	2,932	3,079	3,232	3,394	3,564	3,742
21	3,079	3,232	3,394	3,564	3,742	3,929
22	3,232	3,394	3,564	3,742	3,929	4,126
23	3,394	3,564	3,742	3,929	4,126	4,332
24	3,564	3,742	3,929	4,126	4,332	4,549
25	3,742	3,929	4,126	4,332	4,549	4,777
26	3,929	4,126	4,332	4,549	4,777	5,015
27	4,126	4,332	4,549	4,777	5,015	5,266
28	4,332	4,549	4,777	5,015	5,266	5,530
29	4,549	4,777	5,015	5,266	5,530	5,806
30	4,777	5,015	5,266	5,530	5,806	6,096
31	5,015	5,266	5,530	5,806	6,096	6,401
32	5,266	5,530	5,806	6,096	6,401	6,721
33	5,530	5,806	6,096	6,401	6,721	7,058
34	5,806	6,096	6,401	6,721	7,058	7,411
35	6,096	6,401	6,721	7,058	7,411	7,781
36	6,401	6,721	7,058	7,411	7,781	8,170
37	6,721	7,058	7,411	7,781	8,170	8,571
38	7,058	7,411	7,781	8,170	8,571	9,007
39	7,411	7,781	8,170	8,571	9,007	9,458
40	7,781	8,170	8,571	9,007	9,458	9,931
41	8,170	8,571	9,007	9,458	9,931	10,427
42	8,571	9,007	9,458	9,931	10,427	10,949
43	9,007	9,458	9,931	10,427	10,949	11,496
44	9,458	9,931	10,427	10,949	11,496	12,071
45	9,931	10,427	10,949	11,496	12,071	12,674
46	10,427	10,949	11,496	12,071	12,674	13,308
47	10,949	11,496	12,071	12,674	13,308	13,973
48	11,496	12,071	12,674	13,308	13,973	14,672
49	12,071	12,674	13,308	13,973	14,672	15,405
50	12,674	13,308	13,973	14,672	15,405	16,176
51	13,308	13,973	14,672	15,405	16,176	16,984
52	13,973	14,672	15,405	16,176	16,984	17,834
53	14,672	15,405	16,176	16,985	17,834	18,725

City of Palmdale
Yearly Wage Range/Step Schedule - General Positions
Effective January 1, 2019

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5	N/A	N/A	N/A	N/A	N/A	N/A
6	N/A	N/A	N/A	N/A	N/A	N/A
7	N/A	N/A	N/A	N/A	N/A	N/A
8	N/A	N/A	N/A	N/A	N/A	N/A
9	N/A	N/A	N/A	N/A	N/A	N/A
10	N/A	N/A	N/A	N/A	N/A	N/A
11	N/A	N/A	25,007	26,250	27,569	28,944
12	N/A	25,007	26,250	27,569	28,944	30,393
13	25,007	26,250	27,569	28,944	30,393	31,915
14	26,250	27,569	28,944	30,393	31,915	33,507
15	27,569	28,944	30,393	31,915	33,507	35,184
16	28,944	30,393	31,915	33,507	35,184	36,942
17	30,393	31,915	33,507	35,184	36,942	38,788
18	31,915	33,507	35,184	36,942	38,788	40,733
19	33,507	35,184	36,942	38,788	40,733	42,771
20	35,184	36,942	38,788	40,733	42,771	44,910
21	36,942	38,788	40,733	42,771	44,910	47,153
22	38,788	40,733	42,771	44,910	47,153	49,509
23	40,733	42,771	44,910	47,153	49,509	51,989
24	42,771	44,910	47,153	49,509	51,989	54,588
25	44,910	47,153	49,509	51,989	54,588	57,319
26	47,153	49,509	51,989	54,588	57,319	60,185
27	49,509	51,989	54,588	57,319	60,185	63,192
28	51,989	54,588	57,319	60,185	63,192	66,354
29	54,588	57,319	60,185	63,192	66,354	69,669
30	57,319	60,185	63,192	66,354	69,669	73,158
31	60,185	63,192	66,354	69,669	73,158	76,816
32	63,192	66,354	69,669	73,158	76,816	80,654
33	66,354	69,669	73,158	76,816	80,654	84,690
34	69,669	73,158	76,816	80,654	84,690	88,926
35	73,158	76,816	80,654	84,690	88,926	93,371
36	76,816	80,654	84,690	88,926	93,371	98,040
37	80,654	84,690	88,926	93,371	98,040	102,857
38	84,690	88,926	93,371	98,040	102,857	108,088
39	88,926	93,371	98,040	102,857	108,088	113,496
40	93,371	98,040	102,857	108,088	113,496	119,166
41	98,040	102,857	108,088	113,496	119,166	125,124
42	102,857	108,088	113,496	119,166	125,124	131,384
43	108,088	113,496	119,166	125,124	131,384	137,950
44	113,496	119,166	125,124	131,384	137,950	144,850
45	119,166	125,124	131,384	137,950	144,850	152,093
46	125,124	131,384	137,950	144,850	152,093	159,691
47	131,384	137,950	144,850	152,093	159,691	167,678
48	137,950	144,850	152,093	159,691	167,678	176,062
49	144,850	152,093	159,691	167,678	176,062	184,865
50	152,093	159,691	167,678	176,062	184,865	194,108
51	159,691	167,678	176,062	184,865	194,108	203,814
52	167,678	176,062	184,865	194,108	203,814	214,004
53	176,062	184,866	194,109	203,814	214,005	224,705

ADD COLA % => **2.00%**

City of Palmdale
Hourly Wage Range/Step Schedule
Effective July 9, 2018

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00
11	11.22	11.45	12.02	12.62	13.25	13.92
12	11.45	12.02	12.62	13.25	13.92	14.61
13	12.02	12.62	13.25	13.92	14.61	15.34
14	12.62	13.25	13.92	14.61	15.34	16.11
15	13.25	13.92	14.61	15.34	16.11	16.92
16	13.92	14.61	15.34	16.11	16.92	17.76
17	14.61	15.34	16.11	16.92	17.76	18.65
18	15.34	16.11	16.92	17.76	18.65	19.58
19	16.11	16.92	17.76	18.65	19.58	20.56
20	16.92	17.76	18.65	19.58	20.56	21.59
21	17.76	18.65	19.58	20.56	21.59	22.67
22	18.65	19.58	20.56	21.59	22.67	23.80
23	19.58	20.56	21.59	22.67	23.80	24.99
24	20.56	21.59	22.67	23.80	24.99	26.24
25	21.59	22.67	23.80	24.99	26.24	27.56
26	22.67	23.80	24.99	26.24	27.56	28.94
27	23.80	24.99	26.24	27.56	28.94	30.38
28	24.99	26.24	27.56	28.94	30.38	31.90
29	26.24	27.56	28.94	30.38	31.90	33.49
30	27.56	28.94	30.38	31.90	33.49	35.17
31	28.94	30.38	31.90	33.49	35.17	36.93
32	30.38	31.90	33.49	35.17	36.93	38.78
33	31.90	33.49	35.17	36.93	38.78	40.72
34	33.49	35.17	36.93	38.78	40.72	42.75
35	35.17	36.93	38.78	40.72	42.75	44.89
36	36.93	38.78	40.72	42.75	44.89	47.13
37	38.78	40.72	42.75	44.89	47.13	49.45
38	40.72	42.75	44.89	47.13	49.45	51.97
39	42.75	44.89	47.13	49.45	51.97	54.57
40	44.89	47.13	49.45	51.97	54.57	57.29
41	47.13	49.45	51.97	54.57	57.29	60.16
42	49.45	51.97	54.57	57.29	60.16	63.17
43	51.97	54.57	57.29	60.16	63.17	66.32
44	54.57	57.29	60.16	63.17	66.32	69.64
45	57.29	60.16	63.17	66.32	69.64	73.12
46	60.16	63.17	66.32	69.64	73.12	76.77
47	63.17	66.32	69.64	73.12	76.77	80.61
48	66.32	69.64	73.12	76.77	80.61	84.65
49	69.64	73.12	76.77	80.61	84.65	88.88
50	73.12	76.77	80.61	84.65	88.88	93.32
51	76.77	80.61	84.65	88.88	93.32	97.99
52	80.61	84.65	88.88	93.32	97.99	102.89
53	84.65	88.88	93.32	97.99	102.89	108.03
CA	0.00	0.00	0.00	0.00	0.00	130.22
CC	30.00	0.00	0.00	0.00	0.00	0.00
CM	0.00	0.00	0.00	0.00	0.00	127.43
PC	200.00	0.00	0.00	0.00	0.00	0.00

CM COLA

CA COLA

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER DEPARTMENT**
HUMAN RESOURCES

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-007, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING THE CITY'S CLASSIFICATION AND PAY PLAN FOR PARKS AND RECREATION UNBENEFITED POSITIONS.**

ISSUE

Adopt Resolution No. CC 2022-007, A Resolution of the City Council of the City of Palmdale Amending the City's Classification and Pay Plan for Parks and Recreation Unbenefited Positions.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. CC 2022-007 Amending the City's Classification and Pay Plan for Parks and Recreation Unbenefited Positions.

BACKGROUND

Effective January 1, 2022, the minimum wage in the State of California will increase from $14.00 per hour to $15.00 per hour.

DISCUSSION

The City's Classification and Pay Plans are being updated to comply with the new State of California law increasing the minimum wage to $15.00 per hour. The following position is affected:

- Program Leader I

In addition, the California Public Employees' Retirement System (CalPERS) requires the City Council to approve Classification and Pay Plans. To comply with CalPERS guidelines, staff is submitting the Classification and Pay Plan for General Positions for approval.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal IV: Maintain a desirable community where everyone wants to live, work and play.
Objective:

C. Invest in staff and other human resource strategies to attract and retain a highly qualified, diverse, and creative workforce.

Prepared by:	Garrett Rickert, Sr Human Resources Analyst
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2022-007

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING THE CITY'S CLASSIFICATION AND PAY PLAN FOR PARKS AND RECREATION UNBENEFITED POSITIONS

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City's Classification and Pay Plan for Parks and Recreation Unbenefited Positions is amended as set forth in the attached Exhibit #1 and Exhibit #2.

SECTION 2. The City Clerk shall certify the passage and adoption of this resolution Amending the City's Classification and Pay Plan for Parks and Recreation Unbenefited Positions. It is deemed to be effective January 1, 2022.

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SECTION 3. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

Approved as to form:

_____
Christopher L. Beck
City Attorney

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

CLASSIFICATION AND PAY PLAN
PARKS AND RECREATION UNBENEFITED POSITIONS
FY 2021 – 2022

TITLE	RANGE Hourly	RANGE #
Program Leader I	$15.00 per hour	1
Program Leader II	$15.47 - $15.93 per hour	2
Lifeguard I	$16.38 - $17.38 per hour	3
Stage Assistant I	$16.38 - $17.38 per hour	3
Senior Program Leader	$17.27 - $18.32 per hour	4
Lifeguard II	$18.02 - $19.12 per hour	5
Stage Assistant II	$18.02 - $19.12 per hour	5
Senior Lifeguard	$19.82 - $21.03 per hour	6
Stage Assistant III	$19.82 - $21.03 per hour	6
Head Lifeguard	$21.80 – $23.13 per hour	7
Senior Stage Assistant	$21.80 – $23.13 per hour	7

City of Palmdale
Hourly Wage Range/Step Schedule
Parks And Recreation Unbenefited Positions
Effective January 1, 2022

Range	Step A	Step B	Step C
1	N/A	N/A	15.00
2	N/A	15.47	15.93
3	16.38	16.87	17.38
4	17.27	17.79	18.32
5	18.02	18.55	19.12
6	19.82	20.41	21.03
7	21.80	22.46	23.13

City of Palmdale
Hourly Wage Range/Step Schedule
Parks And Recreation Unbenefited Positions
Effective January 1, 2021

Range	Step A	Step B	Step C
1	N/A	N/A	14.00
2	N/A	14.73	15.17
3	15.60	16.07	16.55
4	16.45	16.94	17.45
5	17.16	17.67	18.21
6	18.88	19.44	20.03
7	20.76	21.39	22.03

ADD COLA % => **2.00%**

City of Palmdale
Hourly Wage Range/Step Schedule
Effective July 9, 2018

Range	Step A	Step B	Step C	Step D	Step E	Step F
1	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00
4	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00
6	0.00	0.00	0.00	0.00	0.00	0.00
7	0.00	0.00	0.00	0.00	0.00	0.00
8	0.00	0.00	0.00	0.00	0.00	0.00
9	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00
11	11.22	11.45	12.02	12.62	13.25	13.92
12	11.45	12.02	12.62	13.25	13.92	14.61
13	12.02	12.62	13.25	13.92	14.61	15.34
14	12.62	13.25	13.92	14.61	15.34	16.11
15	13.25	13.92	14.61	15.34	16.11	16.92
16	13.92	14.61	15.34	16.11	16.92	17.76
17	14.61	15.34	16.11	16.92	17.76	18.65
18	15.34	16.11	16.92	17.76	18.65	19.58
19	16.11	16.92	17.76	18.65	19.58	20.56
20	16.92	17.76	18.65	19.58	20.56	21.59
21	17.76	18.65	19.58	20.56	21.59	22.67
22	18.65	19.58	20.56	21.59	22.67	23.80
23	19.58	20.56	21.59	22.67	23.80	24.99
24	20.56	21.59	22.67	23.80	24.99	26.24
25	21.59	22.67	23.80	24.99	26.24	27.56
26	22.67	23.80	24.99	26.24	27.56	28.94
27	23.80	24.99	26.24	27.56	28.94	30.38
28	24.99	26.24	27.56	28.94	30.38	31.90
29	26.24	27.56	28.94	30.38	31.90	33.49
30	27.56	28.94	30.38	31.90	33.49	35.17
31	28.94	30.38	31.90	33.49	35.17	36.93
32	30.38	31.90	33.49	35.17	36.93	38.78
33	31.90	33.49	35.17	36.93	38.78	40.72
34	33.49	35.17	36.93	38.78	40.72	42.75
35	35.17	36.93	38.78	40.72	42.75	44.89
36	36.93	38.78	40.72	42.75	44.89	47.13
37	38.78	40.72	42.75	44.89	47.13	49.45
38	40.72	42.75	44.89	47.13	49.45	51.97
39	42.75	44.89	47.13	49.45	51.97	54.57
40	44.89	47.13	49.45	51.97	54.57	57.29
41	47.13	49.45	51.97	54.57	57.29	60.16
42	49.45	51.97	54.57	57.29	60.16	63.17
43	51.97	54.57	57.29	60.16	63.17	66.32
44	54.57	57.29	60.16	63.17	66.32	69.64
45	57.29	60.16	63.17	66.32	69.64	73.12
46	60.16	63.17	66.32	69.64	73.12	76.77
47	63.17	66.32	69.64	73.12	76.77	80.61
48	66.32	69.64	73.12	76.77	80.61	84.65
49	69.64	73.12	76.77	80.61	84.65	88.88
50	73.12	76.77	80.61	84.65	88.88	93.32
51	76.77	80.61	84.65	88.88	93.32	97.99
52	80.61	84.65	88.88	93.32	97.99	102.89
53	84.65	88.88	93.32	97.99	102.89	108.03
CA	0.00	0.00	0.00	0.00	0.00	130.22
CC	30.00	0.00	0.00	0.00	0.00	0.00
CM	0.00	0.00	0.00	0.00	0.00	127.43
PC	200.00	0.00	0.00	0.00	0.00	0.00

CM COLA

CA COLA

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY ATTORNEY'S OFFICE**

DISTRICT: **ALL**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-015, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL CITY SUBORDINATE BODIES FOR THE PERIOD OF JANUARY 21, 2022 – FEBRUARY 20, 2022**

ISSUE

Adopt Resolution No. CC 2022-015, a Resolution of the City Council of the City of Palmdale Authorizing Remote Teleconference Meetings of the City Council and All City Subordinate Bodies for the period of January 21, 2022 through February 20, 2022

RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Resolution No. CC 2022-015, a Resolution of the City Council of the City of Palmdale Authorizing Remote Teleconference Meetings of the City Council and All City Subordinate Bodies for the period of January 21, 2022 through February 20, 2022.

BACKGROUND

On September 16, 2021, the Governor signed AB 361 which temporarily amends the Ralph M. Brown Act (*California Government Code* §§54950, et. al.) to provide more flexibility regarding participation in public meetings from a remote location.

AB 361 went into effect October 1, 2021 and expires on January 1, 2024.

DISCUSSION

AB 361 requires several procedural safeguards to encourage maximum public participation during a remote meeting, key ones of which are summarized as follows:

1. The public must have the ability to address the legislative body directly and must be given information on how to address the legislative body;
2. The public must be provided with either a call-in or internet-based service option;

3. The legislative body must stop the meeting if the call-in or internet-based option fails;
4. The legislative body cannot require that public comments be submitted in advance (although this option can be provided);
5. Public speakers cannot be required to pre-register for public comment (except as required by an independent call-in or internet platform);
6. Members of the public must be given a reasonable time to register to provide public comment; and
7. Agencies that provide a timed public comment period shall not close the public comment period until that time period has expired.

The proposed resolution would continue to permit meetings pursuant to AB 361 for a maximum period of 30 days (January 21, 2022 through February 20, 2022).

Beyond this procedural requirement, there are no additional changes to the currently established procedures regarding providing a teleconferencing option for public meetings of the City Council and all of its subordinate bodies.

Accordingly, Staff recommends approval of Resolution No. CC 2022-015.

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Andrew S. Pletcher, Deputy City Attorney
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Proposed Resolution No. CC 2022-015

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE CITY COUNCIL AND ALL CITY SUBORDINATE BODIES FOR THE PERIOD OF JANUARY 21, 2022 – FEBRUARY 20, 2022

WHEREAS, the City of Palmdale is committed to preserving and fostering public access and participation in meetings of the City Council and all its subordinate bodies, as required by the Ralph M. Brown Act (*California Government Code* §§54950, et. al.), so that any member of the public may attend and participate as the bodies conduct the public's business; and

WHEREAS, the Brown Act makes special provisions for remote teleconferencing participation in meetings where the Governor has exercised his authority pursuant to *California Government Code* § 8625, and an in-person meeting may present imminent health risks to elected, appointed, or sitting members during public meetings; and

WHEREAS*,* the City Council of the City of Palmdale finds that the recitals found to be true and correct in Resolution No. CC 2021-102 (passed on October 20, 2021), incorporated herein by reference, continue to exist making remote participation in meetings important to ensure the public is given full opportunity to participate; and

WHEREAS*,* the City Council of the City of Palmdale finds that the City Council and all of its subordinate bodies shall conduct their meetings with remote participation in the manner authorized by *California Government Code* §54953(e), and such legislative bodies shall comply with the requirements to provide the public with access to the meetings as prescribed by *California Government Code* § 54953(e)(2).

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The Recitals set forth above are true and correct and are incorporated herein by reference.

SECTION 2. The City Council and its subordinate bodies shall conduct their meetings with remote participation in a manner authorized by *California Government Code* §54953(e), and such legislative bodies shall comply with the requirements to

provide the public with access to the meetings as prescribed by *California Government Code* §54953(e)(2).

SECTION 3. This Resolutions shall take effect immediately upon its adoption and shall be effective until the earlier of February 20, 2022, or such time as the City Council adopts a subsequent resolution in accordance with *California Government Code* §54953(e)(3) to extend the time during which meetings may continue to be held remotely by teleconference in compliance with that section.

SECTION 4. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

MINUTES
CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
OCTOBER 20, 2021

www.cityofpalmdale.org

1) 7:00 P.M.

2) MAYOR TO CALL MEETINGS TO ORDER
Mayor Hofbauer called the meeting to order at 7:01 p.m.

3) ROLL CALL MAYOR HOFBAUER, MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS CARRILLO, LOA, BISHOP
PRESENT: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.
ABSENT: None.

4) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS

5) WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)

Motion: Move to waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting.
Moved by Laura Bettencourt, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

6) PUBLIC COMMENTS
The following public comments were made regarding non-agenda items:

Lisa Craft inquired about the sale of a Joshua tree.

Resident Kimberly encouraged Council to support smoke free areas by placing an item on an upcoming agenda to update the public on the current smoking ordinance.

Jason Zink commented on the following subjects: requested public comments on several sections of the agenda; announced the California Forward Economic Summit scheduled for November 9th - 10th; requested a mental health study on the 50,000 commuters, as well as the environmental impacts. Mr. Zink also that staff erect American Flags from Avenue R to Avenue Q in honor of Veterans Day, as well as balloon floats for the Christmas parade. Finally, Mr. Zink requested that staff draft a City policy identifying COVID protocols.

Kamm Ackerson expressed his concerns regarding cars speeding on 11th Street East and requested the installation of a stop sign or speed bumps.

Alenna Schofield announced a prayer event she would be hosting on Sunday, October 24th at 11:00 a.m. to 3:00 p.m. at Poncitlan Square. Ms. Schofield also commented on the following topics: ensuring proper policing, hiring preferences for City of Palmdale residents and redistricting engagement of citizens.

The following individuals spoke in opposition of vaccine mandates: David Akers, Christine Lee, Mario Presents, Rich Gallego, Yul Gevargis, Pastor Lovell Fleming, Scott Sutherland, Butler's Coffee, Garlenia Davis, Mikki Martinez, Teresa Palmer, Marlas Morgan, Simeon Betancourt, Jaylene Davidson, Betsy Haslett, Alisa Ramos, Lisa Palmer, Sherry Rodgers, Tony Castro, and Michael and Carol Ross and

Resident Amanda Palmer also inquired about Joshua trees.

7) CONSENT CALENDAR

7.1) Adopt Resolution CC 2021-099, a Resolution of the City Council of the City of the City of Palmdale approving the Infrastructure Financing Plan for the Palmdale Enhanced Infrastructure Financing District and the allocation of the City's Incremental Tax Revenue from the project area pursuant to Government Code Section 53398.75 ET Seq. (Staff Reference: Director of Economic and Community Development Garibay)

Councilmember Loa pulled this item and a discussion ensued regarding the Rancho Vista Boulevard overpass grade separation, the airport, and Palmdale Boulevard projects, and motor vehicle license fees. Economic and Community Development Garibay provided clarification to Council regarding the Enhanced Infrastructure Financing District ("EIFD") and the allocation of the City's incremental tax revenue. Councilmember Carrillo inquired about the communication between Senator Padilla and Congressman Garcia regarding the support of the airport. Deputy City Manager Behen discussed the Joint Use Agreement with the Air Force and the elevation of this issue to a higher level in hopes of receiving clear decision.

Motion: Adopt Resolution CC 2021-099.
Moved by Richard J. Loa, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

7.2) Approve a design and installation agreement with T&G Global, LLC DBA St. Nick's Christmas Lighting & Décor in the amount not to exceed $150,000 for the Palmdale Holidays on Parade event. (Staff Reference: Director of Economic & Community Development Garibay - Staff Presenter Economic Development Coordinator Gonzalez)

Councilmember Bettencourt pulled this item for discussion. Economic and Community Development Garibay provided clarification regarding the cost of owning and leasing the decorations, as well as costs offset through

sponsorships. Mr. Garibay announced the event will be held at the Palmdale Auto Mall on November 9, 2021.

Motion: Approve a design and installation agreement with T&G Global, LLC DBA St. Nick's Christmas Lighting & Décor.
Moved by Richard J. Loa, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

8) PUBLIC HEARING

8.1) Public Hearing and Review of Proposed Ordinance No. 1570 for adoption. (Staff Reference: City Attorney Beck)

ORDINANCE NO. 1570, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING THE PALMDALE MUNICIPAL CODE SECTION 2.04.100 REGARDING PROCEDURE FOR REMOVAL OF THE CITY MANAGER.

Mayor Hofbauer opened the Public Hearing.

A motion was made and carried unanimously to close the Public Hearing.

City Attorney Beck provided clarification to Council regarding modifications to Ordinance No. 1570 and read the title into the record.

A motion was made and carried unanimously to introduce Ordinance No. 1570.

Motion: Adopt Ordinance No. 1570
Moved by Richard J. Loa, seconded by Juan Carrillo

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa

9) APPOINTMENTS

9.1) Approve Appointments replacing Vivian Davenport and Lorraine Sadler as Commissioners on the Advisory Redistricting Commission. (Staff Reference: City Clerk Smith)

Motion: Approve Appointment of Adrian Rico as a Commissioner on the Advisory Redistricting Commission.
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

Motion: Approve Appointment of Manuel Paynter as a Commissioner on the

Advisory Redistricting Commission.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

10) NEW BUSINESS

10.1) Adopt Resolution No. CC 2021-102, a Resolution of the City Council of the City of Palmdale authorizing Remote Teleconference Meetings of the City Council and all Subordinate Bodies for the period of October 20 - November 19, 2021. (Staff Reference: City Attorney Beck)

City Attorney Beck provided a brief overview of the staff report.

Motion: Adopt Resolution No. CC 2021-102.
Moved by Richard J. Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

10.2) Approve the Restated and Amended Fourth Amendment to the Employment Agreement between the City of Palmdale and JJ Murphy, City Manager, Agreement No. A-6843. (Staff Reference: Human Resources Manager Nevarez)

Motion: Approve the Restated and Amended Fourth Amendment to the Employment Agreement between the City of Palmdale and JJ Murphy, City Manager, Agreement No. A-6843.
Moved by Steven Hofbauer, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

10.3) Discussion Item: COVID-19 Vaccine Mandates (for discussion purposes only).

Mayor Hofbauer pulled this item out of order for discussion before Item 7 Consent Calendar.

Motion: Move Item 10.3 out of order for discussion.
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

Council expressed their views regarding vaccine mandates. Discussion ensued.

Motion: City Attorney Beck to bring back a comprehensive analysis of the Los Angeles County COVID guidelines, the ways in which the City can challenge the Los Angeles County authority, and the mechanism (Ordinance/Resolution) to challenge and make a statement.
Moved by Steven Hofbauer, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

Motion: Reopen Public Comment section
Moved by Steven Hofbauer, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

Marcos Alvarez commented regarding the voter's rights act lawsuit and requested the addition of a fifth district.

11) CLOSED SESSION

12) PRESENTATION BY CITY ATTORNEY
Councilmember Loa pulled this item out of order to continue to the October 28, 2021 meeting. Mr. Loa noted that Council should have been polled for an earlier meeting instead of placing on the backend of the agenda. Also, he mentioned outside Council was invited.

12.1) CONFERENCE WITH LABOR NEGOTIATORS

City representative: Mayor Steven D. Hofbauer Unrepresented employee: J.J. Murphy, City Manager

This Closed Session is being held pursuant to the authority of California Government Code Section 54957.6.

12.2) PUBLIC EMPLOYEE PERFORMANCE EVALUATION (ANNUAL EVALUATION)

Title: City Attorney
Name: Christopher Beck

This closed session is being held pursuant to the authority of California Government Code Section 54957.

12.3) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
The existing facts and circumstances that constitute a significant exposure to litigation are detailed in the following claim received by the City, which is available for public inspection pursuant to Government Code Section 54957.5:
Claimant: Maithi Ricci
City Claim No.: 2021-047
Date Filed: September 27, 2021
Date of Loss: September 22, 2021

12.4) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case.

A point has been reached where, in the opinion of the City on the advice of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation against the City. The City believes that the facts and circumstances that might result in litigation against the City are not yet known to a potential plaintiff or plaintiffs.

Motion: Move the items listed under Closed Session to Thursday, October 28, 2021 at 5:00 p.m.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.

13) ANNOUNCEMENT BY CITY ATTORNEY
There was no Closed Session report as the items were moved to October 28, 2021.

14) ADJOURNMENT
Mayor Hofbauer adjourned the meeting at 9:26 p.m. to October 28, 2021 at 5:00 p.m. in the City Council Chamber located at 38300 Sierra Highway, Suite B., Palmdale, California.

PASSED, APPROVED, and ADOPTED this 12th day of January 2022.

_____
Steven D. Hofbauer, Mayor

ATTEST"

_____
Shanae S. Smith, City Clerk

MINUTES
CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
OCTOBER 28, 2021

www.cityofpalmdale.org

1) MAYOR TO CALL THE MEETING TO ORDER
Councilmember Loa called the meeting to order at 5:10 p.m.

2) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS

Jason Zink led the Pledge of Allegiance.

3) ROLL CALL MAYOR HOFBAUER, MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS CARRILLO, LOA, BISHOP
PRESENT: Juan Carrillo, Richard J. Loa, Austin Bishop.
ABSENT: Steven Hofbauer, Laura Bettencourt.
Motion: Excuse the absence of Mayor Hofbauer and Mayor Pro Tem Bettencourt
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (3-0)
Yes: Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Steven Hofbauer, Laura Bettencourt.

Mayor Hofbauer arrived at 5:25 p.m.

4) PUBLIC COMMENTS

Jason Zink made public comments on the following topics: natural immunity to COVID-19; federal and state grant funding for the City of Palmdale airport; study for 50,000 commuters and AV opportunity zone; creation of an economic website for the City of Palmdale; California Forward Economic Summit; modification of sign policy for the City of Palmdale; and the Anaverde project.t Mr. Zink also requested that the City erect several American flags along Sierra Highway, in honor of Veterans Day.

5) PRESENTATION BY CITY ATTORNEY
City Attorney Beck confirmed all items would be heard as listed.

5.1) PUBLIC EMPLOYEE PERFORMANCE EVALUATION (ANNUAL EVALUATION)

Title: City Attorney
Name: Christopher Beck

This closed session is being held pursuant to the authority of California Government Code Section 54957.

5.2) CONFERENCE WITH LABOR NEGOTIATORS

City Representative: Mayor Steven Hofbauer
Unrepresented Employee: J.J. Murphy, City Manager

This Closed Session is being held pursuant to the authority of California Government Code Section 54957.6.

5.3) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
The existing facts and circumstances that constitute a significant exposure to litigation are detailed in the following claim received by the City, which is available for public inspection pursuant to Government Code Section 54957.5:

Claimant: Maithi Ricci
City Claim No.: 2021-047
Date Filed: September 27, 2021
Date of Loss: September 22, 2021

5.4) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case.

A point has been reached where, in the opinion of the City on the advice of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation against the City. The City believes that the facts and circumstances that might result in litigation against the City are not yet known to a potential plaintiff or plaintiffs.

6) ANNOUNCEMENT BY CITY ATTORNEY

All members of the Council were present and able to participate on all matters with the exception of Mayor Pro Tem Bettencourt.

Item 5.1 Public Employee Performance Evaluation – City Attorney: This matter was continued.

Item 5.2 Anticipated Litigation: The Council was provided an update on this matter and provided unanimous direction to staff. There was no further reportable action.

Item 5.3 Anticipated Litigation: The Council was provided an update on this matter and provided unanimous direction to staff. There was no further reportable action.

Item 5.4 Conference with Labor Negotiators –The labor negotiations were conducted, and the Council has appointed labor negotiators for further negotiations.

7) ADJOURNMENT

Mayor Hofbauer adjourned the meeting at 9:45 p.m. to November 1, 2021 at 7:00 p.m. in the City Hall Council Chamber at 38300 Sierra Highway, Suite B, Palmdale.

PASSED, APPROVED, and ADOPTED this 12th day of January 2022.

_____
Steven Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

MINUTES
CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
NOVEMBER 1, 2021

www.cityofpalmdale.org

7:00 P.M.

1) MAYOR TO CALL MEETING TO ORDER

Mayor Hofbauer called the meeting to order at 7:00 p.m.

2) ROLL CALL MAYOR HOFBAUER, MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS CARRILLO, LOA, BISHOP

PRESENT: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
ABSENT: Laura Bettencourt.
Motion: Excuse the absence of Mayor Pro Tem Bettencourt.
Moved by Steven Hofbauer, seconded by Richard J. Loa.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

3) PUBLIC COMMENTS

None.

4) PRESENTATION BY CITY ATTORNEY

City Attorney Beck confirmed that items would be heard as listed.

4.1) CONFERENCE WITH LEGAL COUNSEL ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case.

A point has been reached where, in the opinion of the City on the advice of the City Attorney, based on existing facts and circumstances, there is a significant exposure to litigation against the City. The City believes that the facts and circumstances that might result in litigation against the City are not yet known to a potential plaintiff or plaintiffs.

5) ANNOUNCEMENT BY CITY ATTORNEY

Four members of the Council were present with Mayor Pro Tem Bettencourt absent.

Item 4.1 Anticipated Litigation: The Council was provided an update on this matter and provided direction to staff with Councilmember Loa dissenting. There was no further reportable action.

6) ADJOURNMENT

Mayor Hofbauer adjourned the meeting at 9:30 p.m.

PASSED, APPROVED, and ADOPTED this 12th day of January 2022.

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

MINUTES
CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
NOVEMBER 3, 2021

www.cityofpalmdale.org

1) 5:00 P.M.

2) MAYOR TO CALL MEETINGS TO ORDER

Mayor Hofbauer called the meeting to order at 5:04 p.m.

3) ROLL CALL MAYOR HOFBAUER, MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS CARRILLO, LOA, BISHOP

PRESENT: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.

ABSENT: Laura Bettencourt.
Motion: Excuse the absence of Mayor Pro Tem Bettencourt.
Moved by Richard J Loa, seconded by Juan Carrillo.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

4) PUBLIC COMMENTS

None.

5) PRESENTATION BY CITY ATTORNEY

City Attorney Beck confirmed the items would be heard as listed.

5.1) The reason for holding a closed session is for the purpose of conferring with and/or receiving advice from the City's legal counsel regarding the following pending litigation to which the City is a party: Special District Risk Management v. City of Palmdale, et al. Sacramento County Superior Court Case No. 34-2020-00280343-CU-CO-GDS This closed session is being held pursuant to the authority of California Government Code Sections 54956.9(a) and 54956.9(d)(1).

Closed session is recommended because the City will assess the merits and weaknesses of this matter and consider the City's perspective. Based on existing facts and circumstances it is the opinion of the City Attorney that it would prejudice the position of the City to discuss this matter in public.

5.2) PUBLIC EMPLOYEE PERFORMANCE EVALUATION (ANNUAL EVALUATION)

Title: City Attorney
Name: Christopher Beck

This closed session is being held pursuant to the authority of California Government Code Section 54957.

6) ANNOUNCEMENT BY CITY ATTORNEY

Four members of the City Council were present, with Mayor Pro Tem Bettencourt absent.

Item 5.1 Pending Litigation: SDRMA v. City of Palmdale – The City Council was provided an update on this matter and gave unanimous direction to staff. There was no further reportable action.

Item 5.2 Public Employee Evaluation: City Attorney – The Council conducted the public employee evaluation and requested the item back in January 2022. There was no further reportable action.

7) ADJOURN CLOSED SESSION MEETING

Mayor Hofbauer adjourned the meeting at 6:59 p.m.

8) 7:00 P.M.

Mayor Hofbauer called the meeting to order at 7:01 p.m.

9) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS

Vladimir led the pledge of allegiance.

10) ROLL CALL
MAYOR/CHAIR HOFBAUER, MAYOR PRO TEM/VICE CHAIR BETTENCOURT, COUNCILMEMBERS/DIRECTORS/COMMISSIONERS CARRILLO, LOA, BISHOP COMMISSIONER FRAGA-SAENZ

PRESENT: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop, Christina Fraga-Saenz
ABSENT: Laura Bettencourt

Motion: Excuse the absence of Mayor Pro Tem Bettencourt.
Moved by Mayor Hofbauer, seconded by Councilmember Loa

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Juan Carrillo, Austin Bishop, Richard J. Loa, Christina Fraga-Saenz
Absent: Laura Bettencourt

11) PRESENTATIONS

11.1) City Manager Murphy presented the City of Palmdale's Warrior Award to non-staff Clergy members of our community.

Jorge Carew
Anthony Roeback
V. Jesse Smith
Tim Stroup
Regina Nations
Lovell Fleming
Mike Robles
Nolan Hicks
Charles Asare
Rose Asare
Chuck L. Turner Sr.
Michael Gonzalez
Dalila Reynoso
Fernando Reynoso Contreras

11.2) City Manager Murphy presented the City of Palmdale's Warrior Award to Tracy Cooper.

11.3) Mayor Hofbauer presented a $40,000 check on behalf of the City of Palmdale to the Palmdale Sheriff Boosters.

11.4) Mayor Hofbauer presented a Proclamation to Linda Hayes, President of the Palmdale American Legion Auxiliary Unit 348, declaring November as Veterans and Military Family Month in the City of Palmdale.

11.5) Mayor Hofbauer presented a Commendation and Certificates of Recognition to the Palmdale High School Boys Varsity Team on being named the CIF-Southern Section Division 4 champions.

11.6) Linden Johnson from the Los Angeles County Economic Development Corporation (LAEDC) presented the City of Palmdale with the Most Business Friendly City in LA County Award.

11.7) Presentation from Sister Cities Association to Mayor and Council.

11.8) Presentation of a cute critter available for adoption at the Palmdale Animal Care Center.

This item was taken out of order and heard before Item 11.1.

12) WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)

Motion: Move to waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting.
Moved by Richard J. Loa, seconded by Juan Carrillo.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

13) PUBLIC COMMENTS

Dave Bowman commented regarding the public comment time limit, redistricting, dissolution of the Office of Mayor in favor of five (5) City Council persons and requested that the City Attorney outline the process.

Erika Schwerdt (SBCC) invited the Council to a 5K run event on January 8, 2022 for victims of child abuse.

Maline Medina, Smoke Free Outdoor Areas Coalition, requested Council support to expedite the coalition's proposed provisions and update Palmdale's current smoking ordinance.

Jason Zink commented on COVID-19 natural immunity, and the California State Economic Summit.

Ruth Sanchez and Josh Bardoo spoke regarding a proposed project called tiny habits. Ms. Sanchez requested permission to use the Sheriff's logo and the City logo on t-shirts.

Alenna Schofield suggested Ad Hoc Committees be formed to tackle various issues in the City.

Threresa Menendez commented in opposition of Item 15.6 Resolution No. CC 2021-103.

Tom Looby, MLC Constructers, stated his opposition to the award of Deark E&C Item 15.14.

Council pulled items 15.2, 15.6, 15.14 for discussion.

14) HOUSING AUTHORITY CONSENT CALENDAR

14.1) Approve maximum rent for Housing Authority Boulders Mobile Home Parks and authorize the Authority Executive Director or his designee to review and determine future increases of the maximum space rent for qualifying spaces. (Staff Reference: Director of Neighborhood Services Miller - Presented by Housing Manager Reyes)

Motion: Continue item 14.1.
Moved by Mayor Hofbauer, seconded by Councilmember Bishop

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Juan Carrillo, Austin Bishop, Richard J. Loa, Christina Fraga-Saenz
Absent: Laura Bettencourt

14.2) Approve the minutes from the previous meetings. (Staff Reference: Authority Secretary Smith)

HA - September 7, 2021
Motion: Approve the minutes from the previous meeting.
Moved by Richard Loa, seconded by Christina Fraga-Saenz

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Juan Carrillo, Austin Bishop, Richard J. Loa, Christina Fraga-Saenz
Absent: Laura Bettencourt

15) CONSENT CALENDAR

15.1) Receive and File the Monthly and Quarterly Investment Activity Reports for September 2021. (Staff Reference: Finance Manager Kang)

15.2) Adopt Resolution No. CC 2021-072, a Resolution of the City Council of the City of Palmdale amending the City of Palmdale Human Resources Rules and Regulations. (Staff Reference: Human Resources Manager Nevarez)

Human Resources Analyst Rickert provided a brief overview of the staff report. Discussion ensued regarding the closure of City of Palmdale offices.

Motion: Adopt Resolution No. CC 2021-072.
Moved by Juan Carrillo, seconded by Steven Hofbauer.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

15.3) Receive and file the annual activity report for Development Agreement (DA) A-5595. (Staff Reference: Director of Economic and Community Development Garibay - Planning Manager Taggart)

15.4) Approve Purchase Order 20220295 with Omni Card LLC, for the purchase of gift cards for Jumpstart Palmdale in the amount not to exceed $200,000. (Staff Reference: Director of Economic and Community Development Garibay)

15.5) Approve two agreements 1) Professional Services Agreement with TruePoint Solutions, LLC for the implementation of Land Use, Plan Review, Permitting and Inspection Tracking System in an amount not to exceed $300,000 for a term of 3 years; and 2) Subscription Services Agreement with Accela Civic Good for subscription to land use, plan review, permitting and inspection tracking software application for an annual fee of $116,000 for first year with a 5% escalator each year for a term of 5 years. (Staff Reference: Information Technology Manager Thompson - Presented by Assistant to the City Manager Lopez)

15.6) Adopt Resolution No. CC 2021-103, a Resolution of the City Council of the City of Palmdale to continue the Proclamation of a local emergency resulting from Coronavirus Disease (COVID-19). (Staff Reference: Director of Neighborhood Services Miller - Presented by Public Safety Supervisor German)

Finance Manager Kang, City Attorney Beck, and City Manager Murphy provided clarification to Council on the financial impact of not adopting Resolution CC 2021-103. Discussion ensued.

The following individuals spoke in opposition of the adoption of Resolution CC 2021-103: Theresa Menendez, Mikki Martinez, Adam, David Eberhavo, Amanda Palmer, Mario Presents, Mikey, David A., Michelle Hart, Amierre Santos, Abraham Salcedo, Mark Napolitano, Rob Chauvie, Terry Shepherd, Jill Mrantz, Phu Thi Shore, individual (No Name provided), and Rich Diego.

Yul Gevargis requested that Council not adopt Resolution No. CC 2021-103 if it calls for vaccine passports and mandates.

Motion: Continue conducting the City Council meeting past 10:30 p.m.
Moved by Austin Bishop, seconded by Richard J. Loa.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

Dave Bowman commented regarding Los Angeles County mandates and the fiscal impacts.

A motion was made and carried unanimously to close the public comments.

Council expressed their concerns regarding COVID-19, the vaccination, and the financial impact of not adopting Resolution NO. CC 2021-103. Discussion ensued.

Motion: Adopt Resolution No. CC 2021-103.
Moved by Steven Hofbauer, seconded by Juan Carrillo.

Vote: Motion Failed (2-2)
Yes: Juan Carrillo, Richard J. Loa.
No: Steven Hofbauer, Austin Bishop.
Absent: Laura Bettencourt.

Mayor Hofbauer directed staff to research the process of remote public participation continuing in the meetings outside of the emergency declaration.

Mayor Hofbauer called for a recess at this time.

The Zoom component of the meeting experienced technical difficulties. According to AB 361, the meeting was stopped and the previous motion on this item was null and void.

A motion was made by Mayor Hofbauer to adopt Resolution No. CC 2021-103, the motion died for a lack of second.

15.7) Approve first amendment to agreement with LDM Associates, Inc. to provide technical assistance services for Consolidated Plan Programs and Treasury Funding, increasing the not to exceed amount to $370,000 and approve budget for the HOME ARP Grant. (Staff Reference: Director of Neighborhood Services Miller - Presented by Housing Manager Reyes)

15.8) Adopt Resolution No. CC 2021-105, a Resolution of the City Council of the City of Palmdale to accept the Los Angeles County Council of Governments Regional Homelessness Coordination and Innovation Funds of $335,000. (Staff Reference: Director of Neighborhood Services Miller - Presented by Housing Manager Reyes)

15.9) Approve the Community Clergy Connect Program, an innovative program used to connect with the community by providing support and resources to individuals and families in an effort to deter and prevent incidents of domestic violence and homelessness. (Staff Reference: Director of Neighborhood Services Miller - Presented by Public Safety Specialist Diaz)

15.10) Adopt Resolution No. CC 2021-091, a Resolution of the City Council of the City of Palmdale declaring its intention to conduct a public hearing to consider the vacation of portions of 5th Street West, Auto Center Drive, and Trade Center Drive and the reservation of utility easements therein. (Staff Reference: Director of Public Works Heffernan)

15.11) Approve On-Call Labor Compliance Consultant Services Agreements with Perceptive Enterprises, Inc., and TSG Enterprises, Inc., dba The Solis Group, in the amount of $500,000 per agreement, over a period of three (3) years. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

15.12) Award Construction Agreement with Nuline Technologies, LLC., for PN 751-B, Sanitary Sewer Pipeline Trenchless Rehabilitation Project, at various locations throughout the City, in the amount of $172,300. for a term of 6 months from the date of Notice to Proceed. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

15.13) Notice of Completion - Accept completed Project No. 812, Traffic Signal Installation at 5th Street West and Auto Center Drive. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Work Glidden)

15.14) Award Construction Agreement with Deark E&C, Inc., for Project No. 813, Palmdale Film Stages, located at 38448 Sierra Highway, in the amount of $441,835 for the term of 30 weeks. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

Mayor Hofbauer pulled this item for discussion.

Deputy Director of Public Works Glidden provided clarification to Council regarding the bid protest received on this project. Discussion ensued.

Motion: Award Construction Agreement with Deark E&C, Inc., for Project No. 813, Palmdale Film Stages, located at 38448 Sierra Highway with direction for staff to provide an update on the project in two weeks.
Moved by Austin Bishop, seconded by Juan Carrillo.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

15.15) Award Construction Agreement with Knorr Systems, Inc. for Project No. 838, Dry Town Water Park and Oasis Park Pool Filter Removal and Replacement in the amount of $554,135.09 for a term of 6 months from the date of the Notice to Proceed. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

15.16) Award Construction Agreement with Knorr Systems, Inc. for Project No. 841, Pool Boiler Replacement and Energy Efficiency Project, in the amount of $642,056.36 for a term of 6 months from the date of the Notice to Proceed. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Heffernan)

15.17) Approve Agreement with Advantage Mailing, LLC for the printing of the Palmdale News, Activities, and Entertainment Magazine in the amount of $119,128 for a term of one year with the City reserving the option to extend the agreement for two additional terms of one year each. (Staff Reference: Communications Manager Mlynar)

15.18) Adopt Resolution No. CC 2021-098, A Resolution of the City Council of the City of Palmdale Repealing Resolution No. CC 86-185 Regarding Posting of Ordinances, Agendas, and Public Notices in Public Places in its entirety. (Staff Reference: City Attorney Beck)

15.19) Approve the minutes from the previous meetings. (Staff Reference: City Clerk/Agency Secretary Smith)

CC - September 13, 2021
CC - October 5, 2021
SA - October 5, 2021

Motion: Approve all items listed on the Consent Calendar with the exception of 15.2, 15.6, and 15.14.
Moved by Juan Carrillo, seconded by Richard J Loa.
Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Richard J Loa, Juan Carrillo, Austin Bishop.
Absent: Laura Bettencourt.

16) PUBLIC HEARING

16.1) Public Hearing to receive input from the community regarding the redrawing of election district boundaries. (Staff Reference: City Clerk Smith)

City Clerk Smith provided a brief overview of the staff report and introduced Kristen Parks, representative of National Demographic Corporation. Ms. Parks provided a PowerPoint presentation to Council and the public on the redistricting process and a detailed analysis of the 2020 U.S. Census data. Discussion ensued regarding the new online mapping tool, Dave's Redistricting, which would be utilized by the public to create and submit draft maps for consideration and approval.

Dave Bowman expressed concerns regarding workshops and communities of interest.

Marcos Alvarez commented regarding redistricting.

Alenna Schofield commented on the possibly of the formation of a fifth district and what it would entail.

Jason Zink commented on redistricting, candidate statement fees and sponsored city debates.

Xavier Flores commented on his inability to utilize the online mapping tool and Latino districts.

Erika Schwarts announced that the Neighborhood Action Council would participate in drawing maps.

16.2) Public Hearing and Review of Proposed Resolution Nos. CC 2021-080 OR CC 2021-081 for adoption. (Staff Reference: Director of Public Works Heffernan)

RESOLUTION NO. CC 2021-080, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE CONFIRMING THE BALLOT RESULTS TO DETERMINE THAT NO MAJORITY PROTEST EXISTS IN THE PROCEEDINGS, AND ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISCTRICT, AS ANNEXATION NO. 2020-324;

OR

RESOLUTION NO. 2021-081, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE CONFIRMING THE BALLOT RESULTS TO DETERMINE THAT A MAJORITY PROTEST EXISTS IN THE PROCEEDINGS TO ANNEX TERRITORY INTO THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT AS ANNEXATION NO. 2020-324.

Director of Public Works Heffernan read the title of Resolution No. CC 2021-080 and provided a brief overview of the staff report.

Mayor Hofbauer opened the Public Hearing.

Donna Deutchman, CEO of Homes for Family thanked staff for their patience and work ethic.

A motion was made and carried unanimously to close the Public Hearing. City Clerk Smith counted ballots and the district carried.
Motion: Adopt Resolution No. CC 2021-080
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

16.3) Public Hearing and Review of Proposed Resolution Nos. CC 2021-083 OR CC 2021-084 for adoption. (Staff Reference: Director of Public Works Heffernan)

RESOLUTION NO. CC 2021-083, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE CONFIRMING THE BALLOT RESULTS TO DETERMINE THAT NO MAJORITY PROTEST EXISTS IN THE PROCEEDINGS, AND ORDERING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PALMDALE STREETLIGHT MAINTENANCE ASSESSMENT DISTRICT NO. 1 AS ANNEXATION 2019-186;

OR

RESOLUTION NO. CC 2021-084, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE CONFIRMING THE BALLOT RESULTS TO DETERMINE THAT A MAJORITY PROTEST EXISTS IN THE PROCEEDINGS TO ANNEX TERRITORY INTO THE CITY OF PALMDALE STREETLIGHT MAINTENANCE ASSESSMENT DISTRICT NO. 1 AS ANNEXATION 2019-186.

Director of Public Works Heffernan read the title of Resolution No. CC 2021-083.

Mayor Hofbauer opened the Public Hearing.

A motion was made and carried unanimously to close the Public Hearing. City Clerk Smith counted the ballots and the district carried.
Motion: Adopt Resolution No. CC 2021-083.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

16.4) Public Hearing and Review of Proposed Ordinance No. 1573 approving Specific Plan Amendment 18-003 and Resolution No. CC 2021-106 approving Tentative Tract Map 61894. (Staff Reference: Director of Economic and Community Development Garibay - Presented by Planning Manager Megan Taggart)

ORDINANCE NO. 1573, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT 18-003; A REQUEST TO AMEND THE CITY RANCH (ANAVERDE) SPECIFIC PLAN TO REDUCE THE NUMBER OF DWELLING UNITS, REDUCE COMMERCIAL SQUARE FOOTAGE, REDUCE PARK ACREAGE, ALLOW FOR THE DEVELOPMENT OF AN ACTIVE ADULT COMMUNITY, ELIMINATE THE GOLF COURSE, AND INCREASE ACTIVE AND PASSIVE OPEN SPACE ON APPROXIMATELY 1,400 ACRES GENERALLY LOCATED SOUTH OF ELIZABETH LAKE ROAD BETWEEN RANCH CENTER DRIVE AND LOUISE LANE (APPROXIMATELY 5,500 FEET WEST OF TIERRA SUBIDA AVENUE) AND CONTINUING SOUTH OF AVENUE S TO THE PALMDALE CITY LIMITS

RESOLUTION NO. CC 2021-106, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE, CALIFORNIA, APPROVING TENTATIVE TRACT MAP 61894 MAJOR MODIFICATION NO. 1; A REQUEST TO MODIFY CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP 61894 TO COINCIDE WITH REVISIONS TO THE CITY RANCH (ANAVERDE) SPECIFIC PLAN THROUGH SPECIFIC PLAN AMENDMENT 18-003, ON APPROXIMATELY 1,400 ACRES GENERALLY LOCATED SOUTH OF ELIZABETH LAKE ROAD BETWEEN RANCH CENTER DRIVE AND LOUISE LANE (APPROXIMATELY 5,500 FEET WEST OF TIERRA SUBIDA AVENUE) AND CONTINUING SOUTH OF AVENUE S TO THE PALMDALE CITY LIMITS

A motion was made by Councilmember Carrillo to continue this item, the motion died for a lack of a second.

Planning Manager Taggart read the title of Ordinance No. 1573 and Resolution No. CC 2021-106 and provided a brief overview of the staff report.

A motion was made and carried unanimously to introduce the Ordinance No. 1573.

Mayor Hofbauer opened the Public Hearing.

Jason Zink commented regarding community outreach for the Anaverde project.

Mr. Richard Nolan, commented on behalf of the Anaverde developer regarding community outreach and the project amenities. Discussion ensued.

A motion was made and carried unanimously to close the Public Hearing.

Discussion ensued regarding multi-Family designation, senior housing, segregation of affordable housing, closeness to the landfill, and commercial land use.

A motion was made and carried unanimously to re-open the Public Hearing.

Suzann Reina commented regarding there currently being an inadequate amount of grocery stores, parks, and affordable housing in Anaverde.

A motion was made and carried unanimously to close the Public Hearing.

Motion: Adopt Ordinance No. 1573 and Resolution No. CC-2021-106, with an amendment requiring submission back to Planning Commission and Council if a commercial store/tenant is proposed that is not consistent with the Anaverde development.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

16.5) Public Hearing and Review of Proposed Ordinance No. 1572 for adoption (ZOA 21-003). (Staff Reference: Director of Economic and Community Development Garibay - Presented by Associate Planner Sauder)

ORDINANCE NO. 1572, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING ORDINANCE AMENDMENT 21-003 TO ENSURE COMPLIANCE WITH APPLICABLE LAWS, ADD CLARIFYING LANGAUGE, AND MODIFY STANDARDS TO ENHANCE FLEXIBILITY FOR SIGN PROGRAMS, SIGN TYPES AND MONUMENT SIGNS (PALMDALE MUNICIPAL CODE CHAPTERS 17.16, 17.88 AND 17.92)

Associate Planner Sauder read the title of Ordinance No. 1572 and provided Council with a brief overview

A motion was made and carried unanimously to introduce Ordinance No.

1572. Mayor Hofbauer opened the Public Hearing. Discussion ensued.

A motion was made and carried unanimously to close the Public Hearing. Jason Zink commented on For Lease signs.
Motion: Adopt Ordinance No. 1572 with direction to staff to review leasing signage and offsite signage rules.
Moved by Steven Hofbauer, seconded by Austin Bishop.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

17) NEW BUSINESS

17.1) Review and approve FY 2022 Measure AV budget adjustment. (Staff Reference: Finance Manager Kang)

Motion: Continue item 17.1, 18, 19, and 20.
Moved by Steven Hofbauer, seconded by Richard J. Loa.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

17.2) Adopt Resolution No. CC 2021-104, a Resolution of Energy for Palmdale's Independent Choice (EPIC) authorizing California Choice Energy Authority (CalChoice) to enter into a Long-Term Resource Adequacy (RA) Agreement with Calpine Energy, L.P. (Calpine) on behalf of EPIC for a period of eight (8) years. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

Environmental Resource Manager Lucha provided a brief overview of the staff report.

Motion: Adopt Resolution No. CC 2021-104.
Moved by Richard J. Loa, seconded by Steven Hofbauer.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

18) INFORMATIONAL REPORT FROM MAYOR AND / OR COUNCILMEMBERS ON THEIR VARIOUS COMMITTEE MEMBERSHIPS AND MEETINGS ATTENDED AT PUBLIC EXPENSE

Motion: Continue Items 17.1, 18, 19, and 20.
Moved by Steven Hofbauer, seconded by Richard J. Loa.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

18.1) COMMITTEE MEMBERSHIPS.

- ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
- ANTELOPE VALLEY TRANSIT AUTHORITY
- CALIFORNIA CONTRACT CITIES ASSOCIATION
- CITY OF PALMDALE AUDIT COMMITTEE
- CITY OF PALMDALE INVESTMENT OVERSIGHT COMMITTEE
- HIGH DESERT CORRIDOR JOINT POWERS AUTHORITY
- LEAGUE OF CALIFORNIA CITIES
- LOS ANGELES COUNTY SANITATION DISTRICT
- NORTH LOS ANGELES COUNTY TRANSPORTATION COALITION
- PALMDALE RECYCLED WATER AUTHORITY
- SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL

COUNCIL

- UNITED STATES/MEXICO SISTER CITIES ASSOCIATION
- CALIFORNIA STATE PRISON – LOS ANGELES COUNTY, CITIZENS ADVISORY COMMITTEE

18.2) MEETINGS ATTENDED AT PUBLIC EXPENSE

19) CITY MANAGER'S REPORT

20) CITY COUNCIL REQUESTS FOR NEW AGENDA ITEMS

21) Adjourn

Mayor Hofbauer adjourned the meeting at 1:15 p.m. to November 17, 2021 at 7:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

PASSED, APPROVED, and ADOPTED this 12th day of January 2022

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

MINUTES
CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
NOVEMBER 17, 2021

www.cityofpalmdale.org

6:00 P.M.

1) MAYOR TO CALL MEETINGS TO ORDER
Mayor Pro Tem Bettencourt called the meeting to order at 6:07 p.m.

2) ROLL CALL
MAYOR HOFBAUER, MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS CARRILLO, LOA, BISHOP
PRESENT: Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.
ABSENT: Steven Hofbauer.

3) PUBLIC COMMENTS
None.

4) PRESENTATION BY CITY ATTORNEY
City Attorney Beck confirmed items would be heard as listed.

4.1) CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION
In Re National Prescription Opiate Litigation United States District Court - Northern District of Ohio, Eastern Division Case No. 17-MD-2804

This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

4.2) The reason for holding a closed session is for the purpose of obtaining authorization and direction from the City Council regarding the possible acquisition of property interests in the following property, generally located near State Route 14 and Avenue Q:

Property Owner: Jim Goltche; Royal Investors Group, LLC; K Land Associates, LLC; Jaz Investment Corp; Royal & Aframian LLC; 26 Maple LLC. Property: APNs 3008-041-002~007 City Negotiator: JJ Murphy, City Manager

This closed session is being held pursuant to the authority of California Government Code Section 54956.8. Closed session is recommended because the City Council will be instructing the negotiator regarding terms and conditions, including price, for the possible purchase of the real property identified above.

5) ANNOUNCEMENT BY CITY ATTORNEY
Closed Session was held from 6:09 pm - 7:01 pm.

Four members of the Council were present and available to participate in all matters. Mayor Hofbauer was not present.

Item 4.1 Existing Litigation: In Re National Prescription Opiate Settlement: The Council was provided an update on this matter and provided unanimous direction to staff. There was no further reportable action.

Item 4.2 Real Estate Negotiations: The Council was provided an update on this matter and provided unanimous direction to staff. There was no further reportable action.

6) ADJOURN CLOSED SESSION MEETING
Mayor Pro Tem Bettencourt adjourned the meeting at 7:04 p.m.

7:00 P.M.

7) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS

8) ROLL CALL MAYOR/CHAIR HOFBAUER, MAYOR PRO TEM/VICE CHAIR BETTENCOURT, COUNCILMEMBERS/COMMISSIONERS CARRILLO, LOA, BISHOP COMMISSIONER FRAGA-SAENZ
PRESENT: Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa, Christina Fraga-Saenz
ABSENT: Steven Hofbauer

9) WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)
Motion: Move to waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting.
Moved by Richard J. Loa, seconded by Austin Bishop.

Vote: Motion carried (4-0)
Yes: Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.
Absent: Steven Hofbauer.

10) PUBLIC COMMENTS
Jason Zink commented on the following: requested a time clock for citizens in the Council Chamber; suggested links to agenda items; thanked Council for assistance with the domestic violence program; congratulated City for being named the most business friendly City in Los Angeles County; commented on the State Economic Summit meeting; and approval of the Anaverde Master Plan revision.

Xavier Flores, Pueblo Y Salud, commented on the following: commended Council's efforts regarding domestic violence; and encouraged Council to review the alcohol outlet density proliferation.

11) JOINT CC/SA/HA CONSENT CALENDAR

11.1) First Amendment to the Legal Services Agreement between the City of Palmdale and Kane, Ballmer & Berkman (A-7222) increasing the contract maximum by $150,000. (Staff Reference: City Attorney Beck)

City Attorney Beck provided clarification to Council's questions regarding the amount of the agreement.

Motion: Approve First Amendment to the Legal Services Agreement between the City of Palmdale and Kane, Ballmer & Berkman.
Moved by Austin Bishop, seconded by Christina Fraga-Saenz.

Vote: Motion carried (4-1)
Yes: Laura Bettencourt, Juan Carrillo, Austin Bishop, Christina Fraga-Saenz
No: Richard J. Loa.
Absent: Steven Hofbauer

12) ADJOURN THE HOUSING AUTHORITY
Mayor Pro Tem Bettencourt adjourned the Housing Authority meeting at 7:18 p.m.

13) CONSENT CALENDAR

13.1) Adopt Resolution No. CC 2021-107, a Resolution of the City Council of the City of Palmdale authorizing Remote Teleconference Meetings of the City Council and all Subordinate Bodies for the period of November 20 - December 20, 2021. (Staff Reference: City Attorney Beck)

City Attorney provided clarification to Council regarding the necessity of this item. Councilmember Loa commented staff did not provide adequate information to the public at the last meeting which caused public concern.

Motion: Adopt Resolution No. CC 2021-107.
Moved by Laura Bettencourt, seconded by Juan Carrillo.

Vote: Motion carried (4-0)
Yes: Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.
Absent: Steven Hofbauer.

14) NEW BUSINESS

14.1) Present information to City Council regarding Speed Management for Safety and other Traffic Safety Issues. (Staff Reference: Director of Public Works Heffernan - Presented by Traffic Engineer Nelson)

Traffic Engineer Nelson and Associate Engineer Hovanesian provided a PowerPoint presentation to Council. Discussion ensued. Council inquired regarding citations and collisions and Captain Shaffer provided the number of tickets issued. Councilmember Carrillo inquired regarding accidents and having more control by taking over highway 138. Mayor Pro Tem Bettencourt suggested staff review what other cities have instituted and the success rates of the solutions.

Jason Zink commented on the following: absence of driver's education in the high school district; control of Palmdale Boulevard; an interactive map showing accidents; grant for railroad crossing; and Pearblossom Highway safety.

14.2) Review and approve Measure AV budget adjustments. (Staff reference: Finance Manager Kang)

Assistant Finance Manager Samson provided a brief overview of the budget adjustments. Councilmember Loa expressed his concerns on how grant funds will be vetted for non-profits and City Manager Murphy responded there will be a listing and requirements for applying for grant funds. Councilmember Loa suggested directing grant funds to mental health. Mayor Pro Tem Bettencourt requested a link on the City website for public transparency of Measure AV funds. Councilmember Carrillo stated the table provided in the staff report did not list the programs and he was uncomfortable approving the item.

Jason Zink suggested several projects for the extra funds received due to Measure AV.

Motion: Table the item for Measure AV FY 2022 budget adjustments to January 2022.
Moved by Juan Carrillo, seconded by Richard J. Loa.

Vote: Motion carried (4-0)
Yes: Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa.
Absent: Steven Hofbauer.

14.3) Update on Agreement No. A-7696 with Deark E&C, Inc. for Project No. 813, Palmdale Film Stages, located at 38448 Sierra Highway. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

Deputy Director of Public Works Glidden provided an update on Project No. 813, A-7696 with Deark E&C. Mrs. Glidden stated on December 5, 2021, the sub-contractor requested to be pulled from the contract and Deark E&C would hire its own electrician which is in accordance with Public Works contract code.

Jason Zink commented that state grant funds should be identified for sound stages.

Councilmember Carrillo mentioned the Palmdale School District is a part of the Edward James Olmos filming program.

15) ADJOURN

Mayor Pro Tem Bettencourt adjourned the meeting at 8:11 p.m.

PASSED, APPROVED, and ADOPTED this 12th day of January 2022.

_____

Steven D. Hofbauer, Mayor

ATTEST:

_____

Shanae S. Smith, City Clerk

MINUTES
CITY COUNCIL/SUCCESSOR AGENCY/HOUSING AUTHORITY
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
DECEMBER 1, 2021

www.cityofpalmdale.org

5:00 P.M.

1) MAYOR TO CALL MEETINGS TO ORDER
Mayor Hofbauer called the meeting to order at 5:00 p.m.

2) ROLL CALL MAYOR HOFBAUER, MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS CARRILLO, BISHOP, LOA
PRESENT: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.
ABSENT: None.

3) PUBLIC COMMENTS
The following individuals spoke in support of the performance evaluation for City Manager Murphy: Joyce Bruce and Xavier Flores.

4) PRESENTATION BY CITY ATTORNEY
City Attorney Beck confirmed the items would be heard as listed.

4.1) CONFERENCE WITH REAL PROPERTY NEGOTIATORS
The reason for holding a closed session is for the purpose of obtaining authorization and direction from the City Council regarding the possible acquisition of property interests in the following property, generally located near 9th Street East and Palmdale Blvd.:

Property Owner: Joe Acosta
Property: APN 3008-039-022
City Negotiator: JJ Murphy, Mike Miller, Sophia Reyes

This closed session is being held pursuant to the authority of California Government Code Section 54956.8. Closed session is recommended because the City Council will be instructing the negotiator regarding terms and conditions, including price, for the possible purchase of the real property identified above.

4.2) PUBLIC EMPLOYEE PERFORMANCE EVALUATION (ANNUAL EVALUATION)

Title: City Manager
Name: J.J. Murphy

This closed session is being held pursuant to the authority of California Government Code Section 54957.

4.3) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9 of the California Government Code. Number of Cases: One.

5) ANNOUNCEMENT BY CITY ATTORNEY
All members of the City Council were present and able to participate on all items.

Item 4.1 Conference with Real Property Negotiators: The Council was provided an update on this matter and provided unanimous direction to staff. There was no further reportable action.

Item 4.2 Public Employee Evaluation: The Council has completed the annual evaluation of the City Manager, and on a 5-0 vote received a positive evaluation. There was no further reportable.

Item 4.3 Conference with Legal Counsel – Initiation of Litigation: The Council was provided an update on this matter and gave unanimous direction to staff. There was no further reportable action.

6) ADJOURN CLOSED SESSION MEETING
Mayor Hofbauer adjourned the meeting at 6:59 p.m.

7:00 P.M.

7) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OUR TROOPS
Human Rights Committee Member Sky Jung led the pledge of allegiance.

8) ROLL CALL
MAYOR/CHAIR HOFBAUER, MAYOR PRO TEM/VICE CHAIR BETTENCOURT, COUNCILMEMBERS/DIRECTORS/COMMISSIONERS CARRILLO, BISHOP, LOA COMMISSIONER FRAGA-SAENZ
PRESENT: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop, Richard J. Loa, Christina Fraga-Saenz

9) PRESENTATIONS
9.1) City Manager Murphy presented the City of Palmdale's Warrior Award to Mica Schuler.
9.2) Mayor Hofbauer presented a Proclamation to Sky Jung of the City of Palmdale Human Rights Committee declaring December as Human Rights Month in the City of Palmdale.
9.3) Mayor Hofbauer presented Certificates of Recognition to the graduates of the Palmdale Sheriff Vital Intervention and Directional Alternatives (VIDA) program.
9.4) Mayor Hofbauer presented the cute critter available for adoption at the Palmdale Animal Care Center.

10) WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)
Motion: Move to waive full reading of the Resolution (s) and/or Ordinance(s) to be considered and voted on at this meeting.
Moved by Richard J. Loa, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

11) PUBLIC COMMENTS
The following individuals spoke in support of Multi-family housing on the westside: Steve Hill and Marcos Alvarez.

Xavier Flores stated the District R mapping tool had a glitch and requested an extension for the submission of maps.

Cindy Chambers, non-agenda item, commented regarding masks and vaccination requirements.

12) HOUSING AUTHORITY CONSENT CALENDAR

121) Approve and accept the Housing Authority of the City of Palmdale's 2020-2021 Annual Report prepared pursuant to California Health & Safety Code §34176.1 and direct staff to post the report on the City's website. (Staff Reference: Director of Neighborhood Services Miller - Presented by Housing Manager Reyes)
Motion: Moved to approve and accept the Housing Authority of the City of Palmdale's 2020-2021 Annual Report.
Moved by Mayor Hofbauer, seconded by Councilmember Bishop

Vote: (6-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop, Christina Fraga-Saenz

122) Approve maximum rent for Housing Authority Boulders Mobile Home Parks and authorize the Authority Executive Director or his designee to review and determine future increases of the maximum space rent for qualifying spaces. (Staff Reference: Director of Neighborhood Services Miller - Presented by Housing Manager Reyes)

Commissioner Fraga-Saenz recused herself.

Ms. Diane Betts and Mr. Phil Denny expressed their concerns regarding rental increases at the Boulders:.

Motion: Moved to deny staff's recommendation for approval and directed staff to complete the following:

1. with language subject to the boulders, to adhere to the Mobile Home Rental Review Board (MHRRB) process for review; and implement an approval process by the City Council/Housing Authority; and remove language indicating the Executive Director as approver of future

increases; and to look at potential grants for senior housing relief and specifically applying those grants for seniors.

Moved by Mayor Hofbauer, seconded by Councilmember Loa

Vote: (4-1)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Austin Bishop No: Richard J. Loa

13) ADJOURN THE HOUSING AUTHORITY
Mayor Hofbauer Adjourned the Housing Authority meeting at 8:11 p.m.

14) CONSENT CALENDAR

14.1) Receive and file the Monthly Investment Activity investment report for October 2021. (Staff Reference: Finance Manager Kang)

14.2) Approve the Third Amendment to the Agreement with Antelope Valley Domestic Violence Council DBA Valley Oasis for Tenant Based Rental Assistance Program (TBRA), exercise the option to extend the agreement for a one-year term, increase the agreement by $105,000 for a new not to exceed total of $597,130, and ratify expenditures for the Tenant Based Rental Program. (Staff Reference: Director of Neighborhood Services Miller - Presented by Housing Manager Reyes)
Councilmember Bishop pulled this item and recused himself.

Motion: Approve the Third Amendment to the Agreement with Antelope Valley Domestic Violence Council DBA Valley Oasis for Tenant Based Rental Assistance Program (TBRA).
Moved by Juan Carrillo, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

14.3) Adopt Resolution No. CC 2021-094, a Resolution of the City Council of the City of Palmdale, approving and directing execution of a joint exercise of powers agreement relating to CMFA Special Finance Agency and the form of a public benefit agreement; and approving the issuance of revenue bonds by said agency for the purpose of financing the acquisition, construction or improvement of project listed herein, Rancho Vista Boulevard and 20th Street West Apartments. (Staff Reference: Director of Neighborhood Services Miller - Presented by Housing Manager Reyes)
Councilmember Loa pulled this item for discussion. Mayor Hofbauer recused himself from this item.

The following individuals commented in support of the Rancho Vista Boulevard apartment project and the community workforce agreement: Xavier Flores (via Zoom), Rodger Corona, Enrique Apodaca, Daniel Hackler, Mark Frankenberger, Dmitri Turner, Ron Diament, Sean Mann, Victor Camposeco, Jerred Langford, Gino Zaragoza, Shaun Mieure, Brandon Solozano, Marco Hernandez, Herbert Hardy, Justin Rockey, Efrain Yera, Clarence Brown,

Leonard Lemos, Carolina Corona, Eddie Diaz, Nicolas Reyes, Adrian Gudino, Josue Solis, Suzann Reina, Daniel Osborne, Kathy Mac Laren, David Gomez, Mr. Marcos of laborers local 300, Marcos Alvarez (via Zoom), Dave Bowman (via Zoom), Greg Lewis, and Christian Orozco.

Lori Carr spoke in opposition to the Rancho Vista Apartment project.

Council expressed their views regarding the Rancho Vista Apartment project. Housing Manager Reyes provided a detailed overview of this project.

Mr. Chang, developer, verified that the construction project will adhere to what was entitled and approved. Discussion ensued regarding working with building trades.

A motion was made and carried unanimously to reopen the Public Comments.

Kathy Mac Laren-Gomez provided clarification regarding the Community Workforce Agreement.

A motion was made and carried unanimously to close the Public Comments.

Motion: A substitute motion to adopt Resolution No. CC 2021-094 as it stands
Moved by Laura Bettencourt, seconded by Juan Carrillo.

Vote: Motion Failed (2-2)
Yes: Laura Bettencourt, Juan Carrillo.
No: Richard J. Loa, Austin Bishop.

Motion: Adopt Resolution No. CC 2021-094, contingent on AMCAL agreeing to include the building trades as a part of this project.
Moved by Richard J. Loa, seconded by Juan Carrillo.

Vote: Motion carried (3-1)
Yes: Juan Carrillo, Richard J. Loa, Austin Bishop.
No: Laura Bettencourt.

Mayor Pro Tem Bettencourt disconnected from the meeting at 9:53 p.m.

14.4) Approve On-Call Pavement Management Consultant Services Agreement with Applied Research Associates, in the amount of $500,000, over a period of three (3) years . (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

14.5) Approve Final Tract Map No. 54058-3 located at the southeast corner of 25th Street West/Highland Street and Avenue P-12. (Staff Reference: Director of Public Works Heffernan)

14.6) Adopt Resolution No. CC 2021-092, a Resolution of the City Council of the City of Palmdale ordering the vacation of portions of 5th Street West, Auto Center Drive, and Trade Center Drive and the reservation of utility easements therein.

(Staff Reference: Director of Public Works Heffernan)

14.7) Notice of Completion - Accept completed project with Hardy and Harper Inc. that provided additional pavement overlay construction for Barrel Springs Road from 32nd Street East to the intersection of Pearblossom Highway. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

14.8) Notice of Completion - Accept Public Improvements for the Edwards Federal Credit Union located at the southwest corner of 10th Street West and Avenue O-8. (Staff Reference: Director of Public Works Heffernan)
Motion: Approve all items on the Consent Calendar with the exception of 14.2, 14.3.
Moved by Juan Carrillo, seconded by Richard J. Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

15) APPOINTMENT

15.1) Approve Nomination for Appointment to the Measure AV Oversight Committee. (Staff Reference: City Clerk Smith)

This item was tabled to December 15, 2021 City Council Workshop.

16) PUBLIC HEARING

16.1) Public Hearing and Review of Proposed Ordinance No. 1574 for adoption. (Staff Reference: Finance Manager Kang)

Finance Manager Kang provided a brief overview of the staff report and read the title of Ordinance No. 1574.

ORDINANCE NO. 1574, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 8.04.460(A)(4) RELATING TO FIREWORKS APPLICATION PERMIT FEE.

A motion was made and carried unanimously to introduce Ordinance No. 1574.

Mayor Hofbauer opened the Public Hearing.

A motion was made and carried unanimously to close the Public Hearing.

Councilmember Loa spoke in opposition to adopting this item. Discussion ensued.

A motion was made by Councilmember Carrillo to adopt Ordinance No. 1574, the motion died for lack of a second.

17) NEW BUSINESS

17.1) ADOPT RESOLUTION NO. CC 2021-108, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE, OPPOSING VACCINE MANDATES AND CONDEMNING UNNECESSARY INTRUSION INTO MUNICIPAL AFFAIRS BY FEDERAL, STATE AND LOCAL GOVERNMENT.
(Staff Reference: City Attorney Beck)

Motion: Moved by Richard J. Loa, seconded by Austin Bishop to take this item out of order.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Juan Carrillo, Richard J. Loa, Austin Bishop.
Absent: Laura Bettencourt.

The following individuals spoke in opposition to approving Resolution No. CC 2021-108, and in support of the adoption of the draft ordinance provided by the Palmdale Freedom Coalition: Betsy Haslett, Mickey Martinez, Makenzie Martinez, Johnathan Morales, Mario Presents, Richard Galiego, David Ross, Carol Ross, Steven A. Harris, Amanda, Eric Shore, Mark Napolitano, Lori Carr, David Bowman, and Yvonne Shield.

A motion was made and carried unanimously to close the Public Comment section.

City Attorney Beck provided clarification to the public regarding charter law.

Motion: Reject Resolution No. CC 2021-108 and direct City Attorney to bring back an Ordinance to the January meeting.
Moved by Richard J. Loa, seconded by Steven Hofbauer.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Juan Carrillo, Richard J. Loa, Austin Bishop.

18) INFORMATIONAL REPORT FROM MAYOR AND / OR COUNCILMEMBERS ON THEIR VARIOUS COMMITTEE MEMBERSHIPS AND MEETINGS ATTENDED AT PUBLIC EXPENSE

This item was tabled to the December 15, 2021 City Council meeting.

18.1) COMMITTEE MEMBERSHIPS.

- ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT
- ANTELOPE VALLEY TRANSIT AUTHORITY
- CALIFORNIA CONTRACT CITIES ASSOCIATION
- CITY OF PALMDALE AUDIT COMMITTEE
- CITY OF PALMDALE INVESTMENT OVERSIGHT COMMITTEE
- HIGH DESERT CORRIDOR JOINT POWERS AUTHORITY
- LEAGUE OF CALIFORNIA CITIES
- LOS ANGELES COUNTY SANITATION DISTRICT
- NORTH LOS ANGELES COUNTY TRANSPORTATION COALITION

- PALMDALE RECYCLED WATER AUTHORITY
- SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS REGIONAL COUNCIL
- UNITED STATES/MEXICO SISTER CITIES ASSOCIATION
- CALIFORNIA STATE PRISON – LOS ANGELES COUNTY, CITIZENS ADVISORY COMMITTEE

18.2) MEETINGS ATTENDED AT PUBLIC EXPENSE

This item was tabled to the December 15, 2021 City Council meeting.

19) CITY MANAGER'S REPORT

This item was tabled to the December 15, 2021 City Council meeting.

20) CITY COUNCIL REQUESTS FOR NEW AGENDA ITEMS

This item was tabled to the December 15, 2021 City Council meeting.

21) Adjournment.
Mayor Hofbauer adjourned the meeting at 10:45 to December 15, 2021 at 7:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.

PASSED, APPROVED, and ADOPTED this 12th day of January 2022.

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

MINUTES

CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
DECEMBER 15, 2021

www.cityofpalmdale.org

5:00 P.M.

1) MAYOR TO CALL MEETINGS TO ORDER
Mayor Hofbauer called the meeting to order at 5:00 p.m.

2) ROLL CALL MAYOR HOFBAUER, MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS CARRILLO, LOA, BISHOP
PRESENT: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.
ABSENT: None.

3) PUBLIC COMMENTS
None.

4) PRESENTATION BY CITY ATTORNEY

City Attorney Beck confirmed the item would be heard as listed.

4.1) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
The existing facts and circumstances that constitute a significant exposure to litigation are detailed in the following claim received by the City, which is available for public inspection pursuant to Government Code Section 54957.5:
Claimant: Maithi Ricci
City Claim No.: 2021-047
Date Filed: 9/27/21
Date of Loss: 9/22/21

5) ANNOUNCEMENT BY CITY ATTORNEY

All members of the City Council were present, and able to participate on all items.

Item 4.1 Anticipated Litigation: The Council was provided an update on this matter and gave unanimous direction to staff. There was no further reportable action.

6) ADJOURN CLOSED SESSION MEETING

Mayor Hofbauer adjourned the Closed Session meeting at 6:58 p.m.

7:00 P.M.

Mayor Hofbauer called the meeting to order at 7:58 p.m.

7) PUBLIC COMMENTS
None.

8) APPOINTMENTS

8.1) Discussion and Possible Action Regarding Mayor Pro Tem Appointment. (Staff Reference: City Clerk Smith)

Council members thanked Laura Bettencourt for her service and contribution as Mayor Pro Tem.

Motion: Nominate Richard J. Loa as Mayor Pro Tem.
Moved by Juan Carrillo, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

9) ADJOURN

Mayor Hofbauer adjourned the meeting at 9:13 p.m.

PASSED, APPROVED, and ADOPTED this 12th day of January 2022.

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

MINUTES

CITY COUNCIL
CITY HALL COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CALIFORNIA
DECEMBER 15, 2021

www.cityofpalmdale.org

6:00 P.M.

1) MAYOR TO CALL MEETINGS TO ORDER
Mayor Hofbauer called the meeting to order at 6:00 p.m.

2) ROLL CALL MAYOR HOFBAUER, MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS CARRILLO, LOA, BISHOP
PRESENT: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.
ABSENT: None.

3) PUBLIC COMMENTS
None.

4) PRESENTATION BY CITY ATTORNEY

City Attorney Beck confirmed that the item would be heard as listed.

4.1) CONFERENCE WITH LABOR NEGOTIATORS

City representatives: Steve Hofbauer
Unrepresented employee: JJ Murphy

This Closed Session is being held pursuant to the authority of California Government Code Section 54957.6.

5) ANNOUNCEMENT BY CITY ATTORNEY
All members of the City Council were present, and able to participate on all items.

Item 4.1 Conference with Labor Negotiators: The Council conducted this item and requested it back at a future date. There was no further reportable action.

6) ADJOURN CLOSED SESSION MEETING

Mayor Hofbauer adjourned the Closed Session at 7:57 p.m.

7:00 P.M.

Mayor Hofbauer called the meeting to order at 7:58 p.m.

7) PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE IN HONOR OF OURTROOPS

Mrs. Joann Triana led the Pledge of Allegiance.

8) PRESENTATIONS
None.

9) WAIVER OF FULL READING OF RESOLUTION(S) and ORDINANCE(S)

Motion: Move to waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting.
Moved by Richard J Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

10) PUBLIC COMMENTS
None.

11) CONSENT CALENDAR

11.1) Adopt Resolution No. CC 2021-109, A Resolution of the City Council of the City of Palmdale Authorizing Remote Teleconference Meetings of the City Council and all City Subordinate Bodies for the period of December 21, 2021 - January 20, 2022 (Staff Reference: City Attorney Beck)

11.2) Notice of Completion - Accept completed project with Granite Construction Co. to provide full-width reconstruction of Pearblossom Highway from approximately 900 feet west of 25th Street East/Barrel Springs Road to approximately 100 feet east of 55th Street East. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)

11.3) Approve agreement with Game Time c/o Great Western Recreation for No. 846, Courtney's Playground Inclusive Play Area at Marie Kerr Park, in the amount of $275,010. (Staff Reference: Director of Public Works Heffernan - Presented by Deputy Director of Public Works Glidden)
Councilmember Loa pulled this item for discussion.

Deputy Director Dombrowki provided Council with a brief overview of the staff report, the history of the project, and a presentation with renderings. Discussion ensued.

Gregg and Joann Triana provided a background of their daughter, Courtney's, injury. Councilmember Loa suggested a family plaque be placed at the playground.

Motion: Approve agreement with Game Time c/o Great Western Recreation for No. 846, Courtney's Playground Inclusive Play Area at Marie Kerr Park.
Moved by Richard J Loa, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

Motion: Approve all items listed on the Consent Calendar with the exception of Item 11.3.

Moved by Steven Hofbauer, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

12) APPOINTMENTS

12.1) Discussion and Possible Action regarding City Council Standing Committee Appointments. (Staff Reference: City Clerk Smith)

Councilmember Bishop recused himself from the Antelope Valley Transit Authority appointment.

Motion: Antelope Valley Transit Authority appointments to remain as is.
Moved by Richard J Loa, seconded by Steven Hofbauer.

Vote: Motion carried (4-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo.

Motion: Appoint Richard J. Loa as the Representative at Large for the North Los Angeles County Transportation Coalition.
Moved by Steven Hofbauer, seconded by Richard J Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

12.2) Approve Nomination for Appointment to the Measure AV Oversight Committee. (Staff Reference: City Clerk Smith)

Nominee Eric Ohlsen commented regarding the sales tax measure and his desire to serve the community.

Motion: Approve Nomination for Appointment to the Measure AV Oversight Committee.
Moved by Juan Carrillo, seconded by Laura Bettencourt.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

12.3) Approve Appointment of the City of Palmdale Housing Authority Member. (Staff Reference: City Clerk Smith)

Motion: Approve Appointment of the City of Palmdale Housing Authority Member.
Moved by Austin Bishop, seconded by Richard J Loa.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

13) PUBLIC HEARING

13.1) Public Hearing and Review of Proposed Ordinance No. U-1575 for adoption. (Staff Reference: City Attorney Beck)

City Attorney Beck read the title of Ordinance No. U-1575, introduced Counsel Scott Porter, and provided a brief introduction of the staff report. Discussion ensued.

ORDINANCE NO. U-1575, AN URGENCY ORDINANCE OF THE CITY OF PALMDALE, AMENDING TITLE 16 (SUBDIVISIONS) OF THE PALMDALE MUNICIPAL CODE TO CREATE AN URBAN LOT SPLIT AND TITLE 17 (ZONING) TO CREATE TWO RESIDENTIAL UNITS PER LOT, AND AMENDING RELATED SECTIONS APPLICABLE TO ACCESSORY DWELLING UNITS, ALL PURSUANT TO SENATE BILL 9

A motion was made and carried unanimously to introduce Ordinance No. U-1575.

Mayor Hofbauer opened the Public Hearing.

A motion was made and carried unanimously to close the Public Hearing.

Discussion ensued regarding Accessory Dwelling Unit (ADU) lot splits.

Motion: Adopt Ordinance No. U-1575.
Moved by Laura Bettencourt, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

14) NEW BUSINESS

14.1) Review and approve FY 2022 Measure AV budget adjustments and grant program policies. (Staff Reference: Finance Manager Kang)

City Manager Murphy provided a brief overview of the staff report and introduced Management Analyst I Kelley.

Management Analyst I Kelley provided a PowerPoint presentation to Council regarding Measure AV grant program requirements. Council made inquiries regarding technical requirements of the application process and outreach. Ms. Kelley provided additional clarification.

Jason Zink commented on the lack of membership within the various community groups and other miscellaneous topics.

Motion: Approve the item with a provision that an unincorporated business, or a partnership may submit a “doing business as documentation” or an “operating agreement” within the business or any other acceptable documentation showing appropriate legal status for that applicant.

Moved by Richard J Loa, seconded by Juan Carrillo.

Vote: Motion carried (5-0)
Yes: Steven Hofbauer, Laura Bettencourt, Richard J Loa, Juan Carrillo, Austin Bishop.

15) ADJOURN

16) Mayor Hofbauer adjourned the meeting at 9:13 p.m.

PASSED, APPROVED, and ADOPTED this 12th day of January 2022.

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER DEPARTMENT**
CITY CLERK DIVISION

DISTRICT: **ALL**

SUBJECT: **APPROVE REAPPOINTMENT OF PUBLIC MEMBER TO THE PALMDALE RECYCLED WATER AUTHORITY**

ISSUE

Approve the reappointment of the public member to the Palmdale Recycled Water Authority.

RECOMMENDATION

Staff recommends that the City Council approve the reappointment of the following individual as Director and Fifth Public Member to the Palmdale Recycled Water Authority, for a term to expire January 2023.

1. Zakeya Anson

BACKGROUND

The Palmdale Recycled Water Authority ("PRWA") was formed by a Joint Exercise of Powers ("Agreement") between the City of Palmdale and the Palmdale Water District ("PWD"). The purpose of the PRWA is to study, promote, develop, distribute, construct, install, finance, use and manage recycled water resources.

DISCUSSION

In April 2021, Ms. Zakeya Anson was appointed as the Fifth Public Member of the PRWA. Ms. Anson has expressed a desire to continue to serve as Director and had been approved by the Palmdale Water District ("PWD") Board of Directors.

Pursuant to Article 4 Organization; Board of Directors, the governing body of the Authority shall be the Board, which shall consist of five Directors. The governing body of each Member shall appoint and designate in writing two Directors who shall be authorized to act for and on behalf of the Member on matters within the powers of the Authority. The

person appointed and designated as Director shall be a member of the Member's governing body. The fifth Director shall be appointed jointly by both Members.

FISCAL IMPACT

There is no fiscal impact associated with this item.

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property and the environment.

D. Strengthen regional, state, and national partnerships to enhance our legislative presence.

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Goal IV: Maintain a desirable community where everyone wants to live, work and play.

B. Provide inclusive access to a variety of supportive services that build a resilient and healthy community.

Prepared by:	Shanae S. Smith, City Clerk
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Joint Exercise of Powers Agreement

CITY OF PALMDALE
CITY CLERK ORIGINAL

A-4113

JOINT EXERCISE OF POWERS AGREEMENT CREATING THE PALMDALE RECYCLED WATER AUTHORITY

This Agreement is made this 26th day of Sept., 2012, by and between the City of Palmdale, a California Charter City ("City") and Palmdale Water District, an Irrigation District under Division 11 of the California Water Code ("PWD").

RECITALS

WHEREAS, the Joint Exercise of Powers Act, codified at California Government Code sections 6500 *et seq.*, authorizes public agencies by agreement to exercise jointly any power common to the contracting parties;

WHEREAS, the City and PWD are each "public agencies" as that term is defined in California Government Code section 6500;

WHEREAS, the City and PWD have each determined that it is in the public interest to create the Palmdale Recycled Water Authority, an entity separate from the City and PWD to, among other things, jointly study, promote, develop, distribute, construct, install, finance, use and manage recycled water resources created by the Los Angeles County Sanitation District Nos. 14 and 20 for any and all reasonable and beneficial uses, including irrigation and recharge, and to finance the acquisition and construction or installation of recycled water facilities, recharge facilities and irrigation systems;

WHEREAS, the City and PWD have entered into a Settlement Agreement dated September 6, 2012, that calls for the creation of the Authority. Under the Settlement Agreement, the City and PWD agreed to use their best efforts to accomplish a reallocation of the recycled water supply produced by County Sanitation Districts Nos. 14 and 20 such that the effluent generated within the City of Palmdale that is tributary to the Palmdale Treatment Plant (Sanitation District No. 20) and to the Lancaster Treatment Plant (Sanitation District No. 14), less that previously allocated for environmental projects by both Sanitation Districts Nos. 14 and 20 and 4,000 acre-feet for the Palmdale Power Plant, is available to the Authority for purchase.

NOW, therefore, in consideration of the mutual promises, covenants and conditions hereinafter contained, the members and each of them do hereby agree as follows:

Article 1 Definitions

1.1 Definitions. As used herein, the following terms have the meaning ascribed thereto, unless the context requires otherwise.

"Act" means the Joint Exercise of Powers Act, codified at California Government Code sections 6500 *et seq.*

"Agreement" means this Joint Powers Agreement.

"Authority" means the Palmdale Recycled Water Authority.

"Authority Document(s)" means document(s) duly adopted by the Board by resolution or motion implementing the powers, functions and activities of the Authority, including but not limited to the Operating Rules and Regulations, the annual budget, and plans and policies.

"Board" means the Board of Directors, which is the governing body of the Authority.

"Bonds" means bonds, notes, commercial paper, floating rate, and variable maturity securities, and any other evidences of indebtedness and also includes certificates of participation, lease-purchase agreements or loan agreements.

"Sanitation Districts" means the Los Angeles County Sanitation Districts Nos. 14 and 20.

"Director" means a member of the Board of Directors.

"Effective Date" means the date on which this Agreement shall become effective and the Authority shall exist as a separate public agency.

"Members" means the City and PWD.

"Operating Rules and Regulations" means the rules, regulations, policies, bylaws and procedures governing the operation of the Authority.

"Public Agency" means those public entities set forth in Section 6500 of the Act.

"Public Capital Improvements" mean one or more projects specified in Section 6546 of the Act.

"Waterworks" means the Los Angeles County Waterworks District No. 40.

"Working Capital" means money to be used by, or on behalf of, a Member for any purpose for which a Member may borrow money pursuant to California Government Code Section 53852.

Article 2 Formation and Purpose

2.1 Effective Date and Term. This Agreement shall become effective and the Authority will come into existence as a separate public agency on the date this Agreement is executed by the City and PWD. The Authority will continue to exist and this Agreement will remain in effect, until this Agreement is terminated pursuant to Article 8.

2.2 Formation. There is formed as of the Effective Date a public agency named the "Palmdale Recycled Water Authority." Pursuant to Sections 6506 and 6507 of the Act, the Authority is an independent public agency separate from the Members. Unless otherwise agreed by the Members, the debts, liabilities, and obligations of the Authority are not debts, liabilities or obligations of the Members.

2.3 Purpose. The purpose of the Agreement is to establish an independent public agency in order to study, promote, develop, distribute, construct, install, finance, use and manage recycled water resources created by the Sanitation Districts for any and all reasonable and beneficial uses, including irrigation and recharge, and to finance the acquisition and construction or installation of recycled water facilities, recharge facilities and irrigation systems.

2.4 Boundary. The boundary of the Authority shall be the jurisdictional boundary of PWD, and shall encompass that portion of the City within the jurisdictional boundary of PWD.

Article 3 Powers

3.1 General Powers. The Authority shall have the powers common to the Members and such additional powers set forth in the Act and other statutes applicable to the Authority, and is hereby authorized to exercise all powers and do all acts necessary and proper to carry out the provisions of this Agreement and fulfill its purposes, including, but not limited to each of the following:

a. Distributing recycled water for reasonable and beneficial uses, including irrigation and recharge;

b. Charging fees for recycled water;

c. Making and entering into contracts;

d. Employing employees, agents, consultants, legal counsel and other experts;

e. Conducting studies, including but not limited to environmental studies;

f. Promoting or advertising the services provided by the Authority;

g. Promoting legislation helpful to the goals of the Authority;

h. Applying for, receiving and complying with requirements for state or federal grants;

i. Acquiring, owning, holding title to, constructing, managing, maintaining, operating, disposing of or donating real or personal property or other assets;

j. Incurring debts, liabilities or obligations and issuing Bonds;

k. Adopting, levying, collecting and/or administering assessments to the extent allowed by law, or assisting the Members to do so;

l. Suing and being sued in its own name, including initiating or otherwise participating in proceedings to validate its actions;

m. Applying for and executing appropriate grants or contracts of financial assistance.

n. Applying for, negotiating and obtaining commercial loans as allowed by law;

o. Administering the funds of the Members for the purposes set out here subject to rules adopted by the Authority for such administration;

p. Coordinating programs provided by the Members to carry out the goals of the Authority;

q. Adopting budgets;

r. Adopting rules, regulations, policies, bylaws and procedures governing the operation of the Authority;

s. Accepting donations;

t. Carrying out and enforcing all provisions of this Agreement and any related agreements.

u. Imposing impact or development fees, including, but not limited to, fees under the Mitigation Fee Act (Government Code sections 66000 *et seq.*)

Article 4 Organization

4.1 Board of Directors. The governing body of the Authority shall be the Board, which shall consist of five Directors. The governing body of each Member shall appoint and designate in writing two Directors who shall be authorized to act for and on behalf of the Member on matters within the powers of the Authority. The person appointed and designated as Director shall be a member of the Member's governing body. The fifth Director shall be appointed jointly by both Members.

4.2 Powers of the Board. The Board shall conduct or authorize to be conducted all business and activities of the Authority consistent with this Agreement, the Authority Documents, the Operating Rules and Regulations, and applicable law.

4.3 Operating Rules and Regulations. The Board may adopt from time to time such Operating Rules and Regulations, including but not limited to policies, procedures, bylaws, rules or regulations, for the conduct of its affairs as deemed necessary by the Board.

4.4 Term of Office. Each Director who is a member of the Member's governing body shall serve on the Board for renewable one year terms and shall cease to serve on the Board if such Director ceases to be an elected official of the Member. Vacancies on the Board shall be filled in the same manner as the original appointment. Notwithstanding anything in this Section to the contrary, each Director shall serve at the pleasure of the

Member that the Director is representing and such Member may remove and replace the Director at any time.

4.5 Meetings of the Authority. Meetings of the Authority shall be governed by the Ralph M. Brown Act (Govt. Code Section 54950 *et seq*, the "Brown Act"). At its organizational meeting, the Authority shall adopt provide for its regular meetings at dates, times and places set out by resolution. That Resolution shall be provided to all Members. The Board shall hold at least one regular meeting during each fiscal year. Pursuant to the Brown Act, the Secretary of the Authority shall cause minutes to be prepared for all regular and special meetings (but not any closed sessions) and copies of such minutes shall be provided to the Directors as soon as possible.

4.6 Conflict of Interest Code. The Authority shall adopt a conflict of interest code.

4.7 Quorum. A majority of the Directors shall constitute a quorum.

4.8 Voting. Except as otherwise provided by law or in section 4.9 below, any action taken by the Authority shall require the affirmative vote of a majority of the quorum present and voting on the item. A Director who has announced a conflict of interest is not considered a part of the quorum. An abstention for other than conflict reasons shall be considered a no vote. Notwithstanding anything in this paragraph to the contrary, less than a quorum may adjourn from time to time in accordance with law.

4.9 Special Voting Situations. The following Board actions require the affirmative vote of at least one Director from the City and one from the PWD:

a. Agreements to provide recycled water to any person or entity other than the City or PWD.

b. Capital expenditures exceeding $100,000.

c. Adoption or modification of any combined recycled water master plan.

d. Settlement of lawsuits over $10,000.

e. Adoption of its initial and all annual operating budgets.

f. Setting recycled water rates.

g. Disposition of assets and funds upon termination, pursuant to section 5.8(d).

4.10 Chair and Vice Chair. The Board shall elect from among themselves a Chair and Vice Chair. The Chair shall be the presiding officer of all Board meetings and shall represent the Authority and execute any contracts and other documents when required by the Operating Rules and Regulations. The Vice Chair shall serve in the absence of the Chair. The term of office of the Chair and Vice Chair shall continue for one year, but there shall be no limit on the number of terms held by either the Chair or Vice Chair.

The office of either the Chair or Vice Chair shall be declared vacant and a new election shall be made if the person serving dies, resigns, or the Member that the person represents removes the person as its representative on the Board.

4.11 Director Compensation. Compensation for work performed by Directors on behalf of the Authority shall be borne by the Member that appointed the Director. The Board, however, may adopt by resolution a policy relating to the reimbursement of expenses incurred by Directors. Members may provide for compensation and/or reimbursement of expenses to the fifth director, as allowed by law.

4.12 Secretary. The Board shall appoint a Secretary, who need not be a member of the Board, who shall be responsible for keeping the minutes and other records of the Authority and shall perform such other duties as specified by the Board.

4.13 Treasurer and Auditor. The Authority shall appoint a qualified person to act as the Treasurer and a qualified person to act as the Auditor, neither of whom needs to be a member of the Board. If the Board so designates, and in accordance with the provisions of applicable law, a qualified person may hold both the office of Treasurer and Auditor.

A qualified person shall be (i) the treasurer or chief financial officer of one of the Members; (ii) a certified public accountant; or (iii) such other consultant, officer or employee of the Authority or an administrative services provider as the Authority deems qualified to act as Treasurer or Auditor, respectively. The Treasurer shall act as the depositary of the Authority and have custody of all the money of the Authority, from whatever source, and as such, shall have all of the duties and responsibilities specified in Section 6505.5 of the Act.

The Treasurer shall report directly to the Board and shall comply with the requirements of treasurers of incorporated municipalities. The Board may transfer the responsibilities of Treasurer to any person or entity as the law may provide at the time.

4.14 Staff. The Authority may appoint, by contract or otherwise, an Executive Director and other staff as necessary. The Executive Director shall have all powers delegated to the Executive Director by the Authority. In addition the Executive Director shall have the power to appoint and remove all employees of the Authority, except for the Auditor, Treasurer and those providing expert services, such as legal counsel, financing consultants, accountants, engineers, architects and other advisors, who shall be appointed by the Board.

4.15 Bonding Persons Having Access to Property. The Members hereby designate the Executive Director and Treasurer, and designee or designees of each of them, as the persons who shall have charge of, handle, or have access to any property of the Authority. Such persons shall file an official bond in an amount to be fixed by the Board.

4.16 Provision of Administrative Services Provider. The Board may approve the use of staff of the Members for purposes of planning, implementing, operating and administering any of the programs approved by the Board.

4.17 Committees. The Authority may appoint *ad hoc* and standing committees to carry out the business of the Board, as deemed necessary and in the manner determined by the Board.

4.18 Technical Advisory Committee. The Board may elect to form a Technical Advisory Committee that will provide assistance and advice to the Board and exercise any powers delegated to it by the Board. The Technical Advisory Committee shall be comprised of three representatives appointed by each Member. The Member's governing body may appoint its representatives to the Technical Advisory Committee, and one alternate representative, in the manner determined to be appropriate by the Member. Such representative or alternate may be any person resident within the jurisdictional boundaries of the Member, or a person possessing knowledge and interests in California water policy.

The Technical Advisory Committee will be subject to the Operating Rules and Regulations established by the Board.

4.19 Authority Documents. The Members acknowledge and agree that the affairs of the Authority will be implemented through various documents duly adopted by the Board through Board resolution, including but not necessarily limited to the Operating Rules and Regulations, the annual budget, and specified plans and policies defined as the Authority Documents by this Agreement. The Members agree to abide by and comply with the terms and conditions of all such Authority Documents that may be adopted by the Board.

4.20 Authority Legal Counsel. The Board may retain and appoint legal counsel for the Authority.

Article 5 Financial Provisions

5.1 Fiscal Year. The Authority's fiscal year shall begin January 1 and shall include the period from then through December 31st. The first year of operation of the Authority shall be a partial year of operation.

5.2 Member Contributions. Except as otherwise prohibited, any Member may make contributions of money or assets to the Authority; make or advance payments of public funds to defray the cost of Authority operation; and contribute personnel, equipment or property instead of or in addition to other contributions or advances. Such contributions shall be paid to and disbursed by the Authority as set out in separate agreements between the Authority and the Member and approved by the Board and the governing body of the Member.

It is hereby acknowledged that the City, at the time of Authority's formation, has contributed the recycled water infrastructure installed to date known as Phase I which provides recycled water to McAdam Park, Palmdale, CA.

5.3 Member Loans. By official action of a Member's governing body, any Member may loan or advance funds to the Authority to meet the Authority's necessary budgeted expenses. Such loans shall bear interest until repaid at a rate agreed upon by the Member and the Authority. All such loans shall be repaid with interest from legally available funds of the Authority. It is anticipated that such funding may continue for an extended period of time. Nothing in this Agreement shall be deemed to obligate or require any of the Members to loan money, advance funds or provide property, assets, staffing or in lieu services to the Authority.

5.4 Depository.

a. All funds of the Authority shall be held in separate accounts in the name of the Authority and not commingled with funds of any Member or any other person or entity.

b. All funds of the Authority shall be strictly and separately accounted for, and regular reports shall be rendered of all receipts and disbursements, at least quarterly during the Fiscal Year. The books and records of the Authority shall be open to inspection by the Members at all reasonable times. The Board shall contract with a certified public accountant or public accountant to make an annual audit of the accounts and records of the Authority, which shall be conducted in accordance with the requirements of Section 6505 of the Act.

c. All expenditures shall be made in accordance with the approved budget and upon the approval of any officer so authorized by the Board in accordance with its Operating Rules and Regulations. The Treasurer shall draw checks or warrants or make payments by other means for claims or disbursements not within an applicable budget only upon the prior approval of the Board.

5.5 Budget. The Board shall adopt an annual budget for the Authority's activities within ninety (90) days of the effective date of this Agreement and by January 1 of each succeeding year. The Board may revise the budget from time to time as may be necessary to address changed circumstances, contingencies and unexpected expenses.

Public funds may not be disbursed by the Authority without adoption of the approved budget and all receipts and disbursements shall be in strict accordance with the approved budget. The budget shall identify the programs of the Authority and allocate funds by the program. The budget and accounting system shall account for direct and overhead costs by program. The Board shall allocate these costs for each program with the adoption of the annual budget.

5.6 Debts and Liabilities. As permitted under Section 6508.1 of the Act, no debt, liability, or obligation of the Authority shall constitute a debt, liability, or obligation of any Member and each Member's obligation hereunder is expressly limited only to the appropriation

and contribution of such funds as may be levied pursuant to this Agreement or as the Members hereto may agree.

5.7 Credit. Notwithstanding the preceding section, the Members agree to pledge their credit as necessary or appropriate to obtain financing for the Authority.

5.8 Disposition of Authority Property, Funds and Other Assets Upon Termination.

a. In the event of termination of the Authority where there is a successor public entity which will carry on the activities of the Authority and assume its obligations, Authority property, funds, and other assets, including any interest earned in deposits, remaining upon termination of the Authority and after payment of all obligations, shall be transferred to the successor public entity.

b. If there is no successor public entity which would carry on any of the activities of the Authority or assume any of its obligations, Authority property, funds, and other assets,, including any interest earned on deposits, remaining upon termination of the Authority and after payment of all obligations, shall first be used to return any unreimbursed contribution of each Member, and the remainder shall be divided equally between the Members.

c. If there is a successor public agency which would undertake some of the functions of the Authority and assume some of its obligations, Authority property, funds, and other assets, including any interest earned on deposits, remaining upon termination of the Authority and after payment of all obligations, shall be allocated by the Board between the successor public entity and Members.

d. In the event the Authority is terminated and remaining funds must be allocated under the circumstances falling with (b) or (c) above, all decisions of the Board with regard to determination of amounts to be transferred to Members or any successor shall be final.

Article 6 Operations

6.1 Recycled Water Contract. Within 65 days after the execution of this Agreement, the City shall assign to the Authority its existing contract with Los Angeles County Sanitation Districts Nos. 14 and 20 to purchase up to 2,000 acre-feet of recycled water, dated July 1, 2009. This shall not be considered to be a Member contribution under section 5.2.

6.2 Master Plan. The Authority shall adopt a master plan for recycled water combining the City's and PWD's existing master plans, following environmental review.

6.3 Price of Recycled Water. The price of recycled water sold to the City or PWD shall be set to cover the purchase price of the recycled water, operation and maintenance costs of the Authority, and financing costs.

6.4 Impact Fee. The Authority shall adopt an impact fee in order to pay capital costs, including reimbursement to the City of the cost of the recycled water infrastructure installed to date known as Phase I, which provides recycled water to McAdam Park.

Article 7 Amendments

7.1 Amendments. This Agreement may be amended only upon the affirmative vote of both Members.

Article 8 Termination

8.1 Termination. This Agreement may be terminated by the mutual agreement of both Members at any time, or by one Member after the tenth anniversary of the execution of this Agreement; provided, however, that prior to any termination by one Member, the Members agree to engage in the dispute resolution procedure under section 9.10, and such termination shall not be effective until six months after the completion of that procedure. Upon termination, payment of the obligations and division of the property of the Authority shall be conducted pursuant to this Agreement.

Article 9 Miscellaneous Provisions

9.1 Liability of Directors, Officers, and Employees. The Directors, officers, and employees of the Authority shall use ordinary care and reasonable diligence in the exercise of their powers and in the performance of their duties pursuant to this Agreement. No current or former Director, officer, or employee will be responsible for any act or omission by another Director, officer, or employee. The Authority shall defend, indemnify and hold harmless the individual current and former Directors, officers, and employees for any acts or omissions in the scope of their employment or duties in the manner provided by Government Code Section 995 *et seq*. Nothing in this section shall be construed to limit the defenses available under the law, to the Members, the Authority, or its Directors, officers, or employees.

9.2 Indemnification of Members. The Authority shall acquire such insurance coverage as is necessary to protect the interests of the Authority, the Members and the public. The Authority shall defend, indemnify and hold harmless the Members and each of their respective Board or Council members, officers, agents and employees, from any and all claims, losses, damages, costs, injuries and liabilities of every kind arising directly or indirectly from the conduct, activities, operations, acts, and omissions of the Authority under this Agreement.

9.3 Severability. If one or more clauses, sentences, paragraphs, or provisions of this Agreement or its application to any person or circumstances shall be held invalid, unlawful or unenforceable, the remainder of this Agreement and the application of the provision to other persons or circumstances shall not be affected thereby. Such clauses, sentences, paragraphs or provisions shall be deemed reformed so as to be lawful, valid and enforced to the maximum extent possible.

9.4 Assignment. Except as otherwise expressly provided in this Agreement, the rights and duties of the Members may not be assigned or delegated without the advance written consent of all of the other Members, and any attempt to assign or delegate such rights or duties in contravention of this Section is null and void. This Agreement inures to the benefit of, and be binding upon, the successors and assigns of the Members.

9.5 No Rights In Third Parties. All of the terms, conditions, rights and duties provided for in this Agreement are, and will always be, solely for the benefit of the Members. It is the intent of the Members that no third party shall ever be the intended beneficiary of any performance, duty or right created or required pursuant to the terms and conditions of this Agreement.

9.6 Agreement Complete. The foregoing constitutes the full and complete Agreement of the Members. There are no oral understandings or agreements not set forth in writing herein.

9.7 Further Assurances. Each Member agrees to execute and deliver all further instruments and documents, and take any further action that may be reasonably necessary, to effectuate the purposes and intent of this Agreement.

9.8 Execution by Counterparts. This Agreement may be executed in any number of counterparts, and upon execution by all Members, each executed counterpart shall have the same force and effect as an original instrument and as if all Members had signed the same instrument. Any signature page of this Agreement may be detached from any counterpart of this Agreement without impairing the legal effect of any signatures thereon, and may be attached to another counterpart of this Agreement identical in form hereto but having attached to it one or more signature pages.

9.9 Members to be Served Notice. Any notice authorized or required to be given pursuant to this Agreement shall be validly given if served in writing either personally, by deposit in the United States mail, first class postage prepaid with return receipt requested, or by a recognized courier service. Notices given (a) personally or by courier service shall be conclusively deemed received at the time of delivery and receipt and (b) by mail shall be conclusively deemed given 48 hours after the deposit thereof (excluding Saturdays, Sundays and holidays) if the sender receives the return receipt. All notices shall be addressed to the office of the clerk or secretary of the Authority or Member, as the case may be, or such other person designated in writing by the Authority or Member. Notices given to one Member shall be copied to all other Members. Notices given to the Authority shall be copied to all Members.

9.10 Dispute Resolution. Representatives of the Members shall meet and use their best efforts to settle any dispute, claim, question or disagreement ("a Dispute") arising from or relating to this Agreement or to the interpretation of this Agreement. To that end, representatives of the Parties shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both Parties. If the Parties do not reach such a solution within a period of thirty (30) days after the first meeting regarding a Dispute, then the Parties shall convene a meeting of the Board within sixty (60) days after the first meeting of the Party

representatives regarding a Dispute and attempt to settle the Dispute before the Board meeting. If the Parties do not settle the Dispute within five (5) calendar days after the Board meeting, the Parties shall submit to mediation of the Dispute to be held within thirty (30) days of the request for mediation. If mediation is not successful, any Party may pursue any and all legal and equitable remedies that may be available. Any Party with a Dispute over the amount of money to be paid to the Authority or a Party shall first pay the disputed amount to the Authority or other Party under protest before commencing dispute resolution under this section.

9.11 Governing Law. This Agreement is to be governed by and construed according to the laws of California.

IN WITNESS WHEREOF, the Members hereto have caused this Agreement to be executed by their proper officers thereunder duly authorized and effective as of the date of execution of all Members hereto.

CITY OF PALMDALE

James C. Ledford, Jr.
Mayor

PALMDALE WATER DISTRICT

Gordon Dexter
President

APPROVED AS TO FORM:

Wm. Matthew Ditzhazy
City Attorney

APPROVED AS TO FORM:

ATTEST:

Rebecca Smith
City Clerk

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER DEPARTMENT**
CITY CLERK DIVISION

DISTRICT: **ALL**

SUBJECT: **PUBLIC HEARING TO RECEIVE INPUT FROM THE COMMUNITY REGARDING THE REDRAWING OF ELECTION DISTRICT BOUNDARIES**

ISSUE

Public Hearing to receive input from the community regarding the redrawing of election district boundaries.

RECOMMENDATION

1) Receive a report from staff on the redistricting process and permissible criteria to be considered to redraw district boundaries; and,
2) Conduct public hearings and workshops to receive public input on district boundaries.

BACKGROUND

Every ten years, cities with by-district election systems must use new Census data to review and, if needed, redraw district lines to reflect how local populations have changed. This process, called redistricting, ensures all districts have nearly equal population. The redistricting process for the City of Palmdale must be completed by April 17, 2022.

DISCUSSION

The City adopted its current district boundaries in 2016 based on 2010 U.S. Census data, as required by law. The districts must now be redrawn using the 2020 Census data and in compliance with the Fair and Inclusive Redistricting for Municipalities and Political Subdivisions ("FAIR MAPS") Act, which was adopted by the California legislature as AB 849 and took effect January 1, 2020. Under the Act, the council shall draw and adopt boundaries using the following criteria in the listed order of priority (Elections Code 21601(c) for general law cities / 21621(c) for charter cities):

1) Comply with the federal requirements of equal population and the Voting Rights Act;
2) Geographically contiguous;
3) Undivided neighborhoods and "communities of interest" (socio-economic geographic areas that should be kept together);
4) Easily identifiable boundaries;
5) Geographic compactness (do not bypass one group of people to get to a more distant group of people); and,
6) Shall not favor or discriminate against a political party.

Once the prioritized criteria are met, other traditional districting principles can be considered, such as:

1) Minimize the number of voters delayed from voting in 2022 to 2024;
2) Respect voters' choices / continuity in office; and
3) Future population growth.

By law, the City must hold at least four public hearings that enable community members to provide input on the drawing of district maps:

- At least one hearing must occur before the city or county draws draft maps;
- At least two hearings must happen after the drawing of draft maps;
- The fourth hearing can happen either before or after the drawing of draft maps; and,
- City or county staff or consultants may hold a public workshop instead of one of the required public redistricting hearings.

To increase the accessibility of these hearings, cities and counties must take the following steps:

- At least one hearing must occur on a Saturday, Sunday, or after 6 p.m. on a weekday;
- If a redistricting hearing is consolidated with another local government meeting, the redistricting hearing portion must begin at a pre-designated time; and,
- Local public redistricting hearings should be made accessible to people with disabilities.

The purpose of this public hearing is to inform the public about the districting process and to hear from the community on what factors should be taken into consideration while creating district boundaries. The public is requested to provide input regarding communities of interest and other local factors that should be considered while drafting district maps. A *community of interest* under the relevant Elections Code for cities (Section 21601(c) / 21621(c)] is "a population that shares common social or economic

interests that should be included within a single district for purposes of its effective and fair representation."

Possible features defining community of interest might include, but are not limited to:

A. School attendance areas;
B. Natural dividing lines such as major roads, hills, or highways;
C. Areas around parks and other neighborhood landmarks;
D. Common issues, neighborhood activities, or legislative/election concerns; and
E. Shared demographic characteristics, such as:
    (1) Similar levels of income, education, or linguistic insolation;
    (2) Languages spoken at home; and,
    (3) Single-family and multi-family housing unit areas.

FISCAL IMPACT

City Council has appropriated $150,000 in the FY 2021/2022 mid-year budget adjustments to meet the 2021 Redistricting Program requirements.

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property, and the environment.

C. Use a variety of methods to communicate timely, useful, and trusted information about city programs, services, and policies.

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Shanae Smith, City Clerk
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	Ronda Perez, Acting City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENT

1. None

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENGINEERING DIVISION

DISTRICT: **ALL**

SUBJECT: **ADOPT ORDINANCE NO. 1576, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING CHAPTER 10.04 OF TITLE 10 OF THE PALMDALE MUNICIPAL CODE RELATING TO VEHICLES AND TRAFFIC.**

ISSUE

Adopt Ordinance No. 1576, an Ordinance of the City Council of the City of Palmdale amending Chapter 10.04 of Title 10 of the Palmdale Municipal Code relating to Vehicles and Traffic amending the City Code to designate speed limits on various City Streets.

RECOMMENDATION

Staff recommends that the City Council approve the reading of Ordinance No. 1576, hold a public hearing on said Ordinance No. 1576, close the public hearing and adopt Ordinance No. 1576.

BACKGROUND

The proposed speed limit ordinance was developed in accordance with the California Vehicle Code (CVC) Section 627 and as recommended by the California Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD), which requires that speed limits be established based on Engineering and Traffic Surveys. The recent passage of State Assembly Bill No. 43 has changed certain vehicle code sections and the new code sections were applied in this study. The last major update of speed zones was conducted in 2014. Surveys are update periodically (every 5 to 10 years) to be able to use radar or other electronic devices for enforcement. The proposed ordinance will update all the surveys conducted in 2014.

Study Methodology

The California Manual for Setting Speed Limits was utilized in this study. The manual provides information on applying various sections of the California Vehicle Code, determining the need for an Engineering and Traffic Survey, determining the appropriate

speed limit for any California street or highway, describes the elements and data needed for these studies, and includes procedures for documenting the outcome with the court system and law enforcement agencies.

Prima Facie and Maximum Speed Limits

The maximum speed limits for all California roadways are 55 miles per hour (mph) on undivided, two-lane roadways and 65 mph on all other roadways. Any deviation of speed limits upward or downward from these limits must be justified by an engineering and traffic surveys. The CVC sets the prima facie speed limits in California as follows:

- 15 mph for uncontrolled railway crossings, blind, uncontrolled intersection, and alleyways

- 25 mph for business and residential areas, school, and senior center areas.

An Engineering and Traffic Surveys study must be conducted to establish the speed limits when the statutory or prima facie speed limits are not applicable for the existing condition.

Fundamentals of Speed Zoning

Speed zoning fundamentals are identified in many national, state, and other publications. Studies of the effects of establishing, raising, and lowering speed limits include federal studies FHWA-RD-92-084 and FHWA-RD-98-154. These studies demonstrated that the most effective attribute for establishing the speed limit is to determine the 85th percentile speed and set the posted speed close to that value. The empirical data in these studies demonstrates that setting the speed limit too high or too low may increase collisions. Speed limits that are set near the 85th percentile promotes a safer free flowing traffic and produce less variance in vehicle speeds. In addition, setting the speed limit arbitrarily low often leads to a disproportionate number of violations by drivers, does not facilitate the orderly movement of traffic, and requires constant enforcement to maintain compliance.

Engineering and Traffic Study

The Study involves three major categories of data collection and analysis which includes: 1) roadway characteristics, 2) collision rate, and 3) spot speed survey. Each street segment was field surveyed for roadway characteristics that are not apparent to motorists, such as physical conditions, adjacent land uses, signs and marking, and pedestrian and bicycle activity.

Collision data was tabulated from the City's collision database over a three-year period, from January 2017 to December 2019. The collision rate for each survey segment was compared to the citywide collision rates based on roadway types and this information was one of the factors used to determine the appropriate speed limits.

Spot speed surveys were also conducted using a calibrated speed measuring device to collect existing vehicular speeds in free flow conditions. The data from the speed surveys was used to calculate the 85th percentile speed, average speed, median speed, the 10 miles per hour pace, and percent of vehicles within the 10 mph pace. All of this data along with a physical inventory and the collision data was used to determine the speed limits included in this ordinance.

Speed Zone Impacts

Proper speed zoning accomplishes several objectives, including:

- Compliance with the laws regarding establishment of speed zones,
- Providing notice to non-conforming violators,
- Provide an effective enforcement tool for police by clearly separating violators from the reasonable majority,
- Facilitate the orderly movement of traffic and enhance safety,
- Minimize antagonism toward unreasonable regulations, and
- Provide a logical, reasonable, and enforceable methodology to establish the posted speed limit that avoids setting arbitrary limits based on emotional or political objectives.

Some members of the public may ask that speed limits be lowered based on some widely held misconceptions. These include the following:

- Posting of lower speed limits will slow the speed of traffic,
- Raising a posted speed limit will cause an increase in the speed of traffic,
- Speed limit signs will decrease the collision rate and promotes safety, and
- Any posted speed limit must be safer than an unposted speed limit, regardless of traffic and prevailing roadway conditions.

Drivers primarily drive based on their overall perceptions of the roadway and adjacent land uses. Except in cases which are very unusual or not readily perceptible to drivers, speed limit signs have little impact on actual speeds. In such cases, such as curves,

warning speed limits are posted in particular relation to the condition and with other warning signs.

Setting speed limits lower than reasonable can have negative impacts, such as:

- Disrespect for regulations, controls, police, and other officials due to perceived unreasonable courses of action,
- Irritation of drivers receiving citations which are not reasonable and/or overstate the magnitude of a violation (which can affect fines and insurance),
- Police or courts may set high tolerance levels for speeding citations to make enforcement more reasonable, which may result in complaints that laws are not being properly enforced,
- The courts may not uphold issued citations if the survey for the roadway segment was not established as required by state law, and
- The occasional driver attempting to obey the posted speed limit may inadvertently decrease safety by causing additional lane changes and passing maneuvers.

DISCUSSION

Proposed Speed Limits

State Assembly Bill No. 43 became law on January 1, 2022 and this new legislation has been considered along with the recently completed traffic speed surveys and the analysis of collision data and field conditions as described earlier in this staff report to set the speed limits that staff recommends on 220 road segments in Palmdale. The attached "*2022 Existing and Proposed Speed Limits*" identifies the streets surveyed for this update and provides a comparison to current speed limits. For simplicity, the summary table lists roadway segments without attempting to identify each direction of travel separately. The ordinance identifies each roadway segment by direction since some segments are only under the City's jurisdiction in one direction. Surveys and other information are shared and coordinated with other jurisdictions on such roadways.

The table on Page 5 identifies the statistics for the changes along the surveyed segments included in the speed limit ordinance. The speed limit changes are primarily due to the changes in road conditions and prevailing speeds.

Survey Segments	
Comparison of 2014 vs. 2022 Posted Speed Limits	
No Change	185 (84%)
Decreased	35 (16%)
Increased	0 (0%)
Total	220 (100%)

It should be noted that this ordinance does not increase any speed limits relative to limits which would otherwise be in effect by state law. The speed limits are set at the legal and reasonable minimum. In the absence of Engineering and Traffic Surveys, each segment listed in Ordinance 1576 would legally only be enforceable for 55 mph on undivided two-lane roadways and 65 mph on all other roadways.

Future updates will include consideration of the seven-year requirement for surveys, annexations, and changed roadway and land use conditions. This ordinance includes the provision for the City Traffic Engineer to establish an interim maximum speed limit based upon an Engineering and Traffic Survey on segments that have changed conditions after the adoption of this ordinance. This will allow for a timely response to adjust the maximum speed limit on these segments when appropriate. The interim speed limits will be revised upon the amendment of this section or expiration of the Engineering and Traffic Survey, whichever occurs first.

FISCAL IMPACT

It is estimated to cost $10,000.00 for sign changes and additions. Funds for the postings are available in the Maintenance Division's account 20133001-738410 (Traffic Signs & Safety Devices).

STRATEGIC PLAN

Goal I: Maintain effective public safety and protection for life, property and the environment.

A. Provide comprehensive and innovative safety services to prevent crime and promote a safe community.

Prepared by:	Chuck Heffernan, P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Ordinance No. 1576
2. 2022 Existing and Proposed Speed Limit

CITY OF PALMDALE
COUNTY OF LOS ANGELES, CALIFORNIA
ORDINANCE NO. 1576

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE AMENDING CHAPTER 10.04 OF TITLE 10 OF THE PALMDALE MUNICIPAL CODE RELATING VEHICLES AND TRAFFIC

WHEREAS, The proposed speed limit ordinance was developed in accordance with the California Vehicle Code (CVC) Section 627 and as recommended by the California Department of Transportation Manual on Uniform Traffic Control Devices (MUTCD), which requires that speed limits be established based on Engineering and Traffic Surveys;

WHEREAS, Surveys are update periodically every 5 to 10 years in order to be able to use radar or other electronic devices for enforcement;

WHEREAS, The last major update of speed zones was conducted in 2014;

WHEREAS, Contract consultant had conducted review, analysis and provided recommendation to update the current speed limits.

THE CITY COUNCIL OF THE CITY OF PALMDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 10.04.0110 of Chapter 10.40 of Title 10 of the Palmdale Municipal Code is hereby amended to read as follows:

"10.04.110 Chapter 15.108 – Speed Limits Designated."

Chapter 15.108

A. As authorized by the California Vehicle Code (CVC), it is hereby determined upon the basis of engineering and traffic surveys that the maximum speeds (in miles per hour) on the following streets are as identified in subsection C. Speed limits established pursuant to this Chapter shall be effective when appropriate signs giving notice thereof are erected upon said street.

B. Definitions. For the purpose of this chapter, the following words shall have the meaning here-in specified:

1. "Interim" - shall mean a time period from the signing of an engineering and traffic survey and the posting of appropriate

signage to the legal statute as determined by the CVC or until this section is amended.

2. “New Street Segment” - shall mean any public road opened to the public, accepted for public maintenance, subsequent to adoption of this ordinance.
3. “Substantially Modified” - shall mean any public road that has been modified to provide or remove a vehicle lane, bike lane or median, has changed in classification, or has been extended beyond its previous limits.

/
/
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C.

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Avenue M-8	70th St West	60th St West	50
Avenue M-8	60th St West	70th St West	50
Avenue M-8	60th St West	Sandalwood	50
Avenue N	60th St West	53th St West	55
Avenue N	53th St West	60th St West	55
Avenue N	53rd St West	45th St West	55
Avenue N-8	55th St West	Rancho Vista Blvd	45
Avenue N-8	Rancho Vista Blvd	55th St West	45
Avenue O	10th St West	Sierra Hwy	55
Avenue O	Sierra Hwy	10th St West	55
Avenue O-8	Rancho Vista Blvd	30th St West	45
Avenue O-8	30th St West	Rancho Vista Blvd	45
Avenue O-8	15th St West	10th St West	45
Avenue P	15th St East	City Limits (1000 ft. west of 30th St East)	60
Avenue P-4	Trade Center Dr	5th St West	35
Avenue P-4	5th St West	Trade Center Dr	35
Avenue P-8	Highland St/25th St W	20th St West	50
Avenue P-8	20th St West	Highland St/25th St W	50
Avenue P-8	20th St West	Amargosa Drive	50
Avenue P-8	Amargosa Drive	20th St West	50
Avenue P-12	Highland St/25th St W	Virginia St	35
Avenue P-12	Virginia St	Highland St/25th W	35

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Avenue Q	Trade Center Dr	5th St West	45
Avenue Q	5th St West	Trade Center Dr	45
Avenue Q	5th St West	State Hwy 14	50
Avenue Q	State Hwy 14	5th St West	50
Avenue Q	State Hwy 14	3rd St East	45
Avenue Q	3rd St East	State Hwy 14	50
Avenue Q	3rd St East	6th St East	40
Avenue Q	6th St East	3rd St East	40
Avenue Q	Sierra Hwy	10th St East	40
Avenue Q	10th St East	15th St East	45
Avenue Q	15th St East	10th St East	45
Avenue Q	15th St East	20th St East	50
Avenue Q	20th St East	15th St East	50
Avenue Q	20th St East	25th St East	50
Avenue Q	25th St East	20th St East	50
Avenue Q	25th St East	30th St East	50
Avenue Q	30th St East	25th St East	50
Avenue Q	30th St East	35th St East	50
Avenue Q	35th St East	30th St East	50
Avenue Q	35th St East	40th St East	50
Avenue Q	40th St East	35th St East	50
Avenue Q-4	27th St East	30th St East	35
Avenue Q-4	30th St East	27th St East	35
Avenue Q-8	Tierra Subida	5th St West	45
Avenue Q-8	5th St West	Tierra Subida	45
Avenue Q-10	5th St West	Hillcrest Dr	40
Avenue Q-10	Hillcrest Dr	5th St West	40
Avenue Q-11	Sierra Hwy	9th St East	30

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Avenue Q-11	9th St East	Sierra Hwy	30
Avenue R	Division St	5th St East	50
Avenue R	5th St East	Division St	50
Avenue R	5th St East	Sierra Hwy	45
Avenue R	Sierra Hwy	5th St East	45
Avenue R	Sierra Hwy	10th St East	45
Avenue R	10th St East	Sierra Hwy	45
Avenue R	10th St East	15th St East	45
Avenue R	15th St East	10th St East	45
Avenue R	15th St East	20th St East	50
Avenue R	20th St East	15th St East	50
Avenue R	20th St East	25th St East	50
Avenue R	25th St East	20th St East	50
Avenue R	25th St East	30th St East	50
Avenue R	30th St East	25th St East	50
Avenue R	30th St East	35th St East	50
Avenue R	35th St East	30th St East	50
Avenue R	35th St East	40th St East	55
Avenue R	40th St East	35th St East	55
Avenue R	40th St East	47th St East	55
Avenue R	47th St East	40th St East	55
Avenue R	47th St East	55th St East	55
Avenue R	55th St East	47th St East	55
Avenue R	55th St East	60th St East	50
Avenue R	60th St East	55th St East	50
Avenue R	60th St East	65th St East	50
Avenue R	65th St East	60th St East	50
Avenue R	65th St East	70th St East	50
Avenue R	70th St East	65th St East	50
Avenue R-8	Kimberly Ln	5th St East	45

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Avenue R-8	5th St East	Kimberly Ln	45
Avenue R-8	12th St East	20th St East	45
Avenue R-8	20th St East	12th St East	45
Avenue R-8	20th St East	25th St East	50
Avenue R-8	25th St East	20th St East	50
Avenue R-8	27th St East	30th St East	35
Avenue R-8	30th St East	27th St East	35
Avenue R-8	30th St East	35th St East	45
Avenue R-8	35th St East	30th St East	45
Avenue R-8	35th St East	40th St East	50
Avenue R-8	40th St East	35th St East	50
Avenue R-8	40th St East	47th St East	45
Avenue R-8	47th St East	40th St East	45
Avenue R-8	47th St East	55th St East	50
Avenue R-8	55th St East	47th St East	50
Avenue R-8	55th St East	65th St East	50
Avenue R-8	65th St East	55th St East	50
Avenue R-12	30th St East	35th St East	40
Avenue R-12	35th St East	30th St East	40
Avenue S	Parkwood Dr	1,500 ft East of The Groves	55
Avenue S	1,500 ft East of The Groves	Parkwood Dr	55
Avenue S	Tovey Avenue	Tierra Subida Ave	60
Avenue S	Tierra Subida Ave	Tovey Avenue	60
Avenue S	Tierra Subida Ave	State Route 14	55
Avenue S	State Route 14	Tierra Subida Ave	55
Avenue S	State Route 14	5th St East	55
Avenue S	5th St East	State Route 14	55
Avenue S	5th St East	Sierra Hwy	55
Avenue S	Sierra Hwy	5th St East	55

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Avenue S	Sierra Hwy	Casa Verde Dr	55
Avenue S	Casa Verde Dr	Sierra Hwy	55
Avenue S	Casa Verde Dr	25th St East	55
Avenue S	25th St East	Casa Verde Dr	55
Avenue S	25th St East	30th St East	50
Avenue S	30th St East	25th St East	50
Avenue S	30th St East	35th St East	50
Avenue S	35th St East	30th St East	50
Avenue S	35th St East	40th St East	50
Avenue S	40th St East	35th St East	50
Avenue S	40th St East	47th St East	55
Avenue S	47th St East	40th St East	55
Avenue S	47th St East	55th St East	55
Avenue S	55th St East	47th St East	55
Avenue S	55th St East	60th St East	50
Avenue S	60th St East	55th St East	50
Avenue S	60th St East	70th St East	55
Avenue S	70th St East	60th St East	55
Avenue S-8	37th St East	47th St East	45
Avenue S-8	47th St East	37th St East	45
Arnold Dr	25th St East	Sunny Ln	40
Arnold Dr	Sunny Ln	25th St East	40
Auto Center Dr	10th St West	5th St West	45
Auto Center Dr	5th St West	10th St West	45
Blackbird Wy	Lockheed Wy	15th St East	45
Blackbird Wy	15th St East	Lockheed Wy	45
Bolz Ranch Rd	Avenue N-8	Peonza Ln	45

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Bolz Ranch Rd	Peonza Ln	Avenue N-8	45
Bolz Ranch Rd	Peonza Ln	Towncenter Dr	50
Bolz Ranch Rd	Towncenter Dr	Peonza Ln	50
Bulldog Ave/Ave P-8	Highland St/25th W	30th St West	45
Bulldog Ave/Ave P-8	30th St West	Highland St/25th W	45
Casa Verde	Avenue S	Via Verde	30
Casa Verde	Via Verde	Avenue S	30
Clock Tower Plaza Dr	Transportation Center Dr	Avenue Q	40
Clock Tower Plaza Dr	Avenue Q	Transportation Center Dr	40
Clock Tower Plaza Dr	Transportation Center Dr	Transportation Center Dr	25
Clock Tower Plaza Dr	3rd St East	Transportation Center Dr	40
Clock Tower Plaza Dr	Transportation Center Dr	3rd St East	40
Columbia Way (Avenue M)	75th St West	70th St West	45
Columbia Way (Avenue M)	70th St West	60th St West	50
Columbia Way (Avenue M)	State Hwy 14	Sierra Hwy	55
Columbia Way (Avenue M)	Sierra Hwy	10th Street East / Challenger Wy	60
Columbia Way (Avenue M)	10th Street East / Challenger Wy	50th St East	60
Columbia Way (Avenue M)	50th St East	10th Street East / Challenger Wy	60
Cricket Ln	Bolz Ranch Rd	Rancho Vista Blvd	40

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Cricket Ln	Rancho Vista Blvd	Bolz Ranch Rd	40
Division St	Rancho Vista Blvd / Avenue P	Avenue O	55
Division St	Avenue O	Rancho Vista Blvd / Avenue P	55
Division St	Palmdale Blvd	Avenue R / Rayburn Rd	50
Division St	Avenue R / Rayburn Rd	Palmdale Blvd	50
Division St	Avenue R / Rayburn Rd	Kimberly Ln	45
Division St	Kimberly Ln	Avenue R / Rayburn Rd	45
Elizabeth Lake Rd	2500 ft West of Ranch Center Drive	2875 ft West of Highland / 25th St W	60
Elizabeth Lake Rd	2875 ft West of Highland / 25th St W	2500 ft West of Ranch Center Drive	60
Elizabeth Lake Rd	Highland St / 25th St W	20th Street West	55
Elizabeth Lake Rd	20th St West	Highland St / 25th St W	55
Elizabeth Lake Rd	20th St West	15th St West	55
Elizabeth Lake Rd	15th Street West	10th St West/Tierra Subida	50
Highland St/25th W	Rancho Vista Blvd / Avenue P	Bulldog Ave / Avenue P-8	50
Highland St/25th W	Bulldog Ave / Avenue P-8	Rancho Vista Blvd / Avenue P	50
Highland St/25th W	Bulldog Ave / Avenue P-8	Elizabeth Lake Rd	50

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Highland St/25th W	Elizabeth Lake Rd	Bulldog Ave / Avenue P-8	50
Hillcrest Dr	Avenue S	Essex Dr	40
Hillcrest Dr	Essex Dr	Avenue S	40
Lockheed Wy/8th St East	Blackbird Dr	Rancho Vista Blvd / Avenue P	50
Lockheed Wy/8th St East	Rancho Vista Blvd / Avenue P	Blackbird Dr	50
Old Harold Road	Firethorn Ave	25th St East	40
Old Harold Road	25th St East	Firethorn Ave	40
Olive Dr	25th St East	30th St East	45
Olive Dr	30th St East	25th St East	45
Palmdale Blvd	10th St West / Tierra Subida	5th St West	50
Palmdale Blvd	5th St West	10th St West / Tierra Subida	50
Palmdale Blvd	5th St West	State Hwy 14	45
Palmdale Blvd	State Hwy 14	5th St West	45
Parkwood Drive	Bower Place	Avenue S	35
Parkwood Drive	Avenue S	Bower Place	35
Parkwood Drive	Avenue S	Magnolia Lane	35
Parkwood Drive	Magnolia Lane	Avenue S	35
Pearblossom Hwy	City Limits (Aqueduct)	43rd St East	60
Pearblossom Hwy	43rd St East	City Limits (Aqueduct)	60
Pearblossom Hwy	43rd St East	Ft Tejon Rd	60
Pearblossom Hwy	Ft Tejon Rd	43rd St East	60

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Rancho Vista Blvd	Avenue N	Avenue N-8	55
Rancho Vista Blvd	Avenue N-8	Avenue N	55
Rancho Vista Blvd	Avenue N-8	Peonza Ln	55
Rancho Vista Blvd	Peonza Ln	Avenue N-8	55
Rancho Vista Blvd	Peonza Ln	Towncenter Dr	55
Rancho Vista Blvd	Towncenter Dr	Peonza Ln	55
Rancho Vista Blvd	Towncenter Dr	30th Street West	55
Rancho Vista Blvd	30th Street West	Towncenter Dr	55
Rancho Vista Blvd / Avenue P	30th Street West	20th Street West	55
Rancho Vista Blvd / Avenue P	20th Street West	30th Street West	55
Rancho Vista Blvd / Avenue P	20th Street West	15th Street West / Summerwind Drive	55
Rancho Vista Blvd / Avenue P	15th Street West / Summerwind Drive	20th Street West	55
Rancho Vista Blvd / Avenue P	15th Street West / Summerwind Drive	10th Street West	50
Rancho Vista Blvd / Avenue P	10th Street West	15th Street West / Summerwind Drive	50
Rancho Vista Blvd / Avenue P	10th Street West	Palmdale Promenade	50
Rancho Vista Blvd / Avenue P	Palmdale Promenade	10th Street West	50
Rancho Vista Blvd / Avenue P	Palmdale Promenade	Sierra Hwy	55
Rancho Vista Blvd / Avenue P	Sierra Hwy	Palmdale Promenade	55
Rancho Vista Blvd / Avenue P	Sierra Highway	8th Street East	55
Rancho Vista Blvd / Avenue P	8th Street East	Sierra Highway	55
Rancho Vista Blvd / Avenue P	8th Street East	15th Street East	60

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Rancho Vista Blvd / Avenue P	15th Street East	8th Street East	60
Rayburn Road	Tierra Subida Ave	Division St	50
Rayburn Road	Division St	Tierra Subida Ave	50
Rockie Ln	Avenue R	Lisbon Ct	35
Rockie Ln	Lisbon Ct	Avenue R	35
Sierra Hwy	Avenue M	Avenue N	60
Sierra Hwy	Avenue N	Avenue M	60
Sierra Hwy	Avenue N	Avenue O	65
Sierra Hwy	Avenue O	Avenue N	65
Sierra Hwy	Avenue O	Rancho Vista Blvd / Avenue P	60
Sierra Hwy	Rancho Vista Blvd / Avenue P	Avenue O	60
Sierra Hwy	Rancho Vista Blvd / Avenue P	6th St East	55
Sierra Hwy	6th St East	Rancho Vista Blvd / Avenue P	55
Sierra Hwy	Avenue Q	Palmdale Blvd	55
Sierra Hwy	Palmdale Blvd	Avenue Q	55
Sierra Hwy	Palmdale Blvd	Avenue R	50
Sierra Hwy	Avenue R	Palmdale Blvd	50
Sierra Hwy	Avenue R	Avenue R-8	55
Sierra Hwy	Avenue R-8	Avenue R	55
Sierra Hwy	Avenue R-8	Avenue S	55
Sierra Hwy	Avenue S	Avenue R-8	55
Sierra Hwy	3700 ft. so. Of Avenue S	Avenue S	55

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Summerwind Dr	Rancho Vista Blvd / Avenue P	Amargosa Drive	45
Summerwind Dr	Amargosa Drive	Rancho Vista Blvd / Avenue P	45
Technology Dr	10th St West	Division St	55
Technology Dr	Division St	10th St West	55
Technology Dr	Division St	Sierra Hwy	55
Technology Dr	Sierra Hwy	Division St	55
The Groves	Avenue S	Lemonwood Drive	40
The Groves	Lemonwood Drive	Avenue S	40
The Groves	Lemonwood Drive	Parkwood Drive	35
The Groves	Parkwood Drive	Lemonwood Drive	35
Tierra Subida Avenue	Palmdale Blvd	Rayburn Rd	55
Tierra Subida Avenue	Rayburn Rd	Palmdale Blvd	55
Tierra Subida Avenue	Rayburn Rd	Avenue S	55
Tierra Subida Avenue	Avenue S	Rayburn Rd	55
Towncenter Dr	Rancho Vista Blvd	30th St West	55
Towncenter Dr	30th St West	Rancho Vista Blvd	55
Trade Center Dr	Lowes Dr	Avenue P-4	35
Trade Center Dr	Avenue P-4	Lowes Dr	35
Trade Center Dr	Avenue P-4	Technology Dr	45
Trade Center Dr	Technology Dr	Avenue P-4	45
Trade Center Dr	Technology Dr	Auto Center Dr	40
Trade Center Dr	Auto Center Dr	Technology Dr	40
Trade Center Dr	Auto Center Dr	Palmdale Blvd	40
Trade Center Dr	Palmdale Blvd	Auto Center Dr	40

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
Transportation Center Dr	Technology Dr	Clock Tower Plaza Dr (Avenue P-12 Alignment)	35
Transportation Center Dr	Clock Tower Plaza Dr (Avenue P-12 Alignment)	Technology Dr	35
Transportation Center Dr	Clock Tower Plaza Dr (Avenue P-12 Alignment)	Clock Tower Plaza Dr (6th St East Alignment)	30
Transportation Center Dr	Clock Tower Plaza Dr (6th St East Alignment)	Clock Tower Plaza Dr (Avenue P-12 Alignment)	30
5th St West	Avenue P-4	Technology Dr	40
5th St West	Technology Dr	Avenue P-4	40
5th St West	Technology Dr	Auto Center Dr	45
5th St West	Auto Center Dr	Technology Dr	45
5th St West	Auto Center Dr	Avenue Q	45
5th St West	Avenue Q	Auto Center Dr	45
5th St West	Avenue Q	Palmdale Blvd	45
5th St West	Palmdale Blvd	Avenue Q	45
5th St West	Palmdale Blvd	Avenue Q-10	45
5th St West	Avenue Q-10	Palmdale Blvd	45
5th St West	Avenue Q-10	Tierra Subida	50
5th St West	Tierra Subida	Avenue Q-10	50
10th St West	Avenue M	Avenue N	55
10th St West	Avenue N	Avenue M	55
10th St West	Avenue N	Avenue O	55
10th St West	Avenue O	Avenue N	55
10th St West	Avenue O	Avenue O-8	50
10th St West	Avenue O-8	Avenue O	50
10th St West	Avenue O-8	State Hwy 14	45
10th St West	State Hwy 14	Avenue O-8	45

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
10th St West	State Hwy 14	Rancho Vista Blvd / Avenue P	45
10th St West	Rancho Vista Blvd / Avenue P	State Hwy 14	45
10th St West	Rancho Vista Blvd / Avenue P	Technology Dr	45
10th St West	Technology Dr	Rancho Vista Blvd / Avenue P	45
10th St West	Technology Dr	Palmdale Blvd / Elizabeth Lake Road	50
10th St West	Palmdale Blvd / Elizabeth Lake Road	Technology Dr	50
15th St West	Avenue O-8	Rancho Vista Blvd / Avenue P	50
15th St West	Rancho Vista Blvd / Avenue P	Avenue O-8	50
15th St West	Date Palm Dr	Elizabeth Lake Rd	40
15th St West	Elizabeth Lake Rd	Date Palm Dr	40
20th St West	Rancho Vista Blvd / Avenue P	Avenue P-8	50
20th St West	Avenue P-8	Rancho Vista Blvd / Avenue P	50
30th St West	Avenue N-8	Rancho Vista Blvd / Avenue P	55
30th St West	Rancho Vista Blvd / Avenue P	Avenue O-12	55
30th St West	Rancho Vista Blvd / Avenue P	Bulldog Ave / Avenue P-8	50
30th St West	Bulldog Ave / Avenue P-8	Rancho Vista Blvd / Avenue P	50

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
45th St West	Avenue N	Avenue N-8	50
55th St West	Avenue M-8	Avenue N	50
55th St West	Avenue N	Avenue M-8	50
60th St West	Avenue M	Avenue M-8	50
60th St West	Avenue M-8	Avenue N	50
60th St West	Avenue N	Avenue M-8	50
3rd St East	Rancho Vista Blvd / Avenue P	Technology Dr	45
3rd St East	Technology Dr	Rancho Vista Blvd/ Avenue P	45
3rd St East	Technology Dr	Avenue Q	45
3rd St East	Avenue Q	Technology Dr	45
5th St East	Avenue Q	Palmdale Blvd	35
5th St East	Palmdale Blvd	Avenue Q	35
5th St East	Palmdale Blvd	Avenue R	45
5th St East	Avenue R	Palmdale Blvd	45
5th St East	Avenue R	Avenue R-8	50
5th St East	Avenue R-8	Avenue R	50
5th St East	Avenue R-8	Avenue S	50
5th St East	Avenue S	Avenue R-8	50
6th St East	Avenue Q	Palmdale Blvd	40
6th St East	Palmdale Blvd	Avenue Q	40
6th St East	Palmdale Blvd	Avenue R	45
6th St East	Avenue R	Palmdale Blvd	45
6th St East	Avenue R	Avenue R-8	30
6th St East	Avenue R-8	Avenue R	30

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
8th St East	Rancho Vista Blvd / Avenue P	Avenue P-8	55
8th St East	Avenue P-8	Rancho Vista Blvd / Avenue P	55
10th St East	Rancho Vista Blvd / Avenue P	Avenue P-8	50
10th St East	Avenue P-8	Rancho Vista Blvd / Avenue P	50
10th St East	Avenue Q	Avenue P-8	50
10th St East	Avenue Q	Palmdale Blvd	50
10th St East	Palmdale Blvd	Avenue Q	50
10th St East	Palmdale Blvd	Avenue R	45
10th St East	Avenue R	Palmdale Blvd	45
10th St East	Avenue R	Avenue R-4	45
10th St East	Avenue R-4	Avenue R	45
10th St East	Avenue R-4	Avenue S	50
10th St East	Avenue S	Avenue R-4	50
15th St East	Blackbird Drive	Rancho Vista Blvd / Avenue P	50
15th St East	Rancho Vista Blvd / Avenue P	Blackbird Drive	50
15th St East	Avenue Q	Palmdale Blvd	45
15th St East	Palmdale Blvd	Avenue Q	45
15th St East	Palmdale Blvd	Avenue R	45
15th St East	Avenue R	Palmdale Blvd	45
20th St East	1,320 Feet North of Avenue Q	Avenue Q	50
20th St East	Avenue Q	1,320 Feet North of Avenue Q	50
20th St East	Avenue Q	Avenue Q-5	45
20th St East	Avenue Q-5	Avenue Q	45

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
20th St East	Avenue Q-5	Palmdale Blvd	40
20th St East	Palmdale Blvd	Avenue Q-5	40
20th St East	Palmdale Blvd	Avenue R	50
20th St East	Avenue R	Palmdale Blvd	50
20th St East	Avenue R	Avenue R-8	50
20th St East	Avenue R-8	Avenue R	50
20th St East	Avenue R-8	Avenue S	55
20th St East	Avenue S	Avenue R-8	55
22nd St East	Avenue Q	Palmdale Blvd	40
22nd St East	Palmdale Blvd	Avenue Q	40
25th St East	Avenue Q	Palmdale Blvd	50
25th St East	Palmdale Blvd	Avenue Q	50
25th St East	Palmdale Blvd	Avenue R	50
25th St East	Avenue R	Palmdale Blvd	50
25th St East	Avenue R	Avenue S	55
25th St East	Avenue S	Avenue R	55
25th St East	Avenue S	Spanish Broom Dr	50
25th St East	Spanish Broom Dr	Avenue S	50
25th St East	Spanish Broom Dr	Joshua Hills Dr	55
25th St East	Joshua Hills Dr	Spanish Broom Dr	55
25th St East	Joshua Hills Dr	Pearblossom Hwy	60
25th St East	Pearblossom Hwy	Joshua Hills Dr	60
30th St East	Avenue Q	Palmdale Blvd	50
30th St East	Palmdale Blvd	Avenue Q	50
30th St East	Palmdale Blvd	Avenue R	50
30th St East	Avenue R	Palmdale Blvd	50
30th St East	Avenue R	Avenue R-8	50
30th St East	Avenue R-8	Avenue R	50
30th St East	Avenue R-8	Avenue S	50
30th St East	Avenue S	Avenue R-8	50

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
30th St East	Avenue S	Fairfield Ave	45
30th St East	Fairfield Ave	Avenue S	45
35th St East	Avenue Q	Palmdale Blvd	40
35th St East	Palmdale Blvd	Avenue Q	40
35th St East	Palmdale Blvd	Avenue R	50
35th St East	Avenue R	Palmdale Blvd	50
35th St East	Avenue R	Avenue R-8	45
35th St East	Avenue R-8	Avenue R	45
35th St East	Avenue R-8	Avenue S	45
35th St East	Avenue S	Avenue R-8	45
35th St East	Avenue S	Southview Ct	45
35th St East	Southview Ct	Avenue S	45
40th St East	1,320 Feet North of Avenue Q	Palmdale Blvd	50
40th St East	Palmdale Blvd	1,320 Feet North of Avenue Q	50
40th St East	Avenue R	Palmdale Blvd	50
40th St East	Palmdale Blvd	Avenue R	50
40th St East	Avenue R	Avenue R-8	50
40th St East	Avenue R-8	Avenue R	50
40th St East	Avenue R-8	Avenue S	50
40th St East	Avenue S	Avenue R-8	45
40th St East	Avenue S	Avenue S-8	50
40th St East	Avenue S-8	Avenue S	50
40th St East	Avenue S-8	Pearblossom Hwy	50
40th St East	Pearblossom Hwy	Avenue S-8	50
40th St East	Pearblossom Hwy	City Limits (Aqueduct)	50
40th St East	City Limits (Aqueduct)	Pearblossom Hwy	50

STREET	SEGMENT AND DIRECTION		SPEED
	From	To	
47th St East	Fort Tejon Rd	Pearblossom Hwy	50
47th St East	Pearblossom Hwy	Fort Tejon Rd	50
55th St East	Avenue R	Avenue S	50
55th St East	Avenue S	Avenue R	45
60th St East	Palmdale Blvd	Avenue R	55
60th St East	Avenue R	Palmdale Blvd	55
60th St East	Avenue R	Avenue R-8	45
60th St East	Avenue R-8	Avenue R	45
60th St East	Avenue R-8	Avenue S	45
60th St East	Avenue S	Avenue R-8	45
65th St East	Palmdale Blvd	Avenue R	50
65th St East	Avenue R	Palmdale Blvd	50
65th St East	Avenue R-8	Avenue S	50
65th St East	Avenue S	Avenue R-8	50
70th St East	Palmdale Blvd	Avenue R	50
70th St East	Avenue R	Palmdale Blvd	50
70th St East	Avenue R	Avenue R-8	55
70th St East	Avenue R-8	Avenue R	55
70th St East	Avenue R-8	Avenue S	45
70th St East	Avenue S	Avenue R-8	45

D. The City Traffic Engineer may establish, based on an Engineering and Traffic Survey, interim maximum speed limits for new or substantially modified street segments.

SECTION 2. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance or any part thereof is for any reason held

to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that anyone (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective.

SECTION 3. The City Clerk shall certify to the adoption of this ordinance and shall cause this ordinance to be published or posted as required by law.

PASSED, APPROVED and ADOPTED this 12th day of January, 2022 by the following vote:

AYES:_____

NOES:_____

ABSTAIN:_____ABSENT:_____

ATTEST:

_____ _____

Shanae S. Smith, City Clerk Steven D. Hofbaurer, Mayor

APPROVED AS TO FORM:

_____

Christopher L. Beck
City Attorney

City of Palmdale

2022 Existing Speed Limits vs Proposed Speed Limits

Street	From	To	Posted Speed Limit (mph)	Recommended Speed Limit (mph)
5th Street West	Avenue P-4	Technology Drive	40	40
5th Street West	Technology Drive	Auto Center Drive	45	45
5th Street West	Auto Center Drive	Avenue Q	45	45
5th Street West	Avenue Q	Palmdale Blvd	45	45
5th Street West	Palmdale Blvd	Avenue Q-10	45	45
5th Street West	Avenue Q-10	Tierra Subida Avenue	50	50
10th Street West	Columbia Way / Avenue M	Avenue N	55	55
10th Street West	Avenue N	Avenue O	60	**55**
10th Street West	Avenue O	Avenue O-8	50	50
10th Street West	Avenue O-8	State Highway 14	50	**45**
10th Street West	State Route 14	Rancho Vista Blvd / Avenue P	45	45
10th Street West	Rancho Vista Blvd / Avenue P	Technology Drive	45	45
10th Street West	Technology Drive	Palmdale Blvd	50	50
15th Street West	Avenue O-8	Rancho Vista Blvd / Avenue P	50	50
15th Street West	Date Palm Drive	Elizabeth Lake Road	40	40
20th Street West	Rancho Vista Blvd / Avenue P	Avenue P-8	50	50
30th Street West	Avenue N-8	Rancho Vista Blvd / Avenue P	55	55
30th Street West	Rancho Vista Blvd / Avenue P	Bulldog Avenue / Avenue P-8	50	50
45th Street West	Avenue N	Avenue N-8	55	**50**
55th Street West	Avenue M-8	Avenue N	50	50
60th Street West	Avenue M	Avenue M-8	50	50
60th Street West	Avenue M-8	Avenue N	50	50
3rd Street East	Rancho Vista Blvd / Avenue P	Technology Drive	45	45
3rd Street East	Technology Drive	Avenue Q	45	45
5th Street East	Palmdale Blvd	Avenue Q	35	35
5th Street East	Palmdale Blvd	Avenue R	45	45
5th Street East	Avenue R	Avenue R-8	50	50
5th Street East	Avenue R-8	Avenue S	50	50
6th Street East	Avenue Q	Palmdale Blvd	40	40
6th Street East	Palmdale Blvd	Avenue R	45	45
6th Street East	Avenue R	Avenue R-8	30	30
8th Street East	Rancho Vista Blvd / Avenue P	Avenue P-8	55	55
10th Street East	Rancho Vista Blvd / Avenue P	Avenue P-8	55	**50**
10th Street East	Avenue P-8	Avenue Q	50	50
10th Street East	Avenue Q	Palmdale Blvd	50	50
10th Street East	Palmdale Blvd	Avenue R	45	45
10th Street East	Avenue R	Avenue R-4	45	45
10th Street East	Avenue R-4	Avenue S	55	**50**
15th Street East	Blackbird Drive	Rancho Vista Blvd / Avenue P	55	**50**
15th Street East	Avenue Q	Palmdale Blvd	45	45
15th Street East	Palmdale Blvd	Avenue R	45	45
20th Street East	1320 Feet North of Avenue Q	Avenue Q	50	50
20th Street East	Avenue Q	Avenue Q-5	45	45
20th Street East	Avenue Q-5	Palmdale Blvd	40	40
20th Street East	Palmdale Blvd	Avenue R	50	50
20th Street East	Avenue R	Avenue R-8	50	50
20th Street East	Avenue R-8	Avenue S	55	55
22nd Street East	Avenue Q	Palmdale Blvd	40	40
25th Street East	Avenue Q	Palmdale Blvd	50	50
25th Street East	Palmdale Blvd	Avenue R	50	50
25th Street East	Avenue R	Avenue S	55	55
25th Street East	Avenue S	Spanish Broom Drive	50	50
25th Street East	Spanish Broom Drive	Joshua Hills Drive	55	55
25th Street East	Joshua Hills Drive	Pearblossom Highway	60	60
30th Street East	Avenue Q	Palmdale Blvd	50	50

* State Law Maximum 65 MPH;
(55MPH for Undivided Two-Lane Roads)

2022 Existing Speed Limits vs Proposed Speed Limits

Street	From	To	Posted Speed Limit (mph)	Recommended Speed Limit (mph)
30th Street East	Palmdale Blvd	Avenue R	50	50
30th Street East	Avenue R	Avenue R-8	50	50
30th Street East	Avenue R-8	Avenue S	50	50
30th Street East	Avenue S	Fairfield Avenue	45	45
35th Street East	Avenue Q	Palmdale Blvd	40	40
35th Street East	Palmdale Blvd	Avenue R	50	50
35th Street East	Avenue R	Avenue R-8	50	**45**
35th Street East	Avenue R-8	Avenue S	45	45
35th Street East	Avenue S	Southview Court	50	**45**
40th Street East	1320 Feet North of Avenue Q	Palmdale Blvd	55	**50**
40th Street East	Palmdale Blvd	Avenue R	50	50
40th Street East	Avenue R	Avenue R-8	50	50
40th Street East	Avenue R-8	Avenue S	45	45
40th Street East	Avenue S	Avenue S-8	50	50
40th Street East	Avenue S-8	Pearblossom Highway	50	50
40th Street East	Pearblossom Highway	City Limits(Aqueduct)	50	50
47th Street East	Fort Tejon Road (SR138)	Pearblossom Highway	50	50
55th Street East	Avenue R	Avenue S	45	45
60th Street East	Palmdale Blvd	Avenue R	55	55
60th Street East	Avenue R	Avenue R-8	45	45
60th Street East	Avenue R-8	Avenue S	45	45
65th Street East	Palmdale Blvd	Avenue R	50	50
65th Street East	Avenue R	Avenue R-8	50	50
65th Street East	Avenue R-8	Avenue S	50	50
70th Street East	Palmdale Blvd	Avenue R	55	**50**
70th Street East	Avenue R	Avenue R-8	55	55
70th Street East	Avenue R-8	Avenue S	45	45
Avenue M-8	70th Street West	60th Street West	50	50
Avenue M-8	60th Street West	Sandalwood Place	50	50
Avenue N	60th Street West	53rd Street West	50	50
Avenue N	53rd Street West	45th Street West	55	55
Avenue N-8	55th Street West	Rancho Vista Blvd	45	45
Avenue O	10th Street West	Sierra Highway	55	55
Avenue O-8	10th Street West	15th Street West	45	45
Avenue O-8	Rancho Vista Blvd / Avenue P	30th Street West	50	**45**
Avenue P	15th Street East	City Limits(~1000 feet West of 30th St W)	60	60
Avenue P-4	Trade Center Drive	5th Street West	40	**35**
Avenue P-8	Highland Street/25th Street West	20th Street West	50	50
Avenue P-8	20th Street West	Amargosa Drive	50	50
Avenue P-12	Virginia Street	Highland Street/25th Street West	35	35
Avenue Q	Trade Center Drive	5th Street West	45	45
Avenue Q	5th Street West	State Route 14	50	50
Avenue Q	State Route 14	3rd Street East	45	45
Avenue Q	3rd Street East	6th Street East	40	40
Avenue Q	Sierra Highway	10th Street East	40	40
Avenue Q	10th Street East	15th Street East	45	45
Avenue Q	15th Street East	20th Street East	50	50
Avenue Q	20th Street East	25th Street East	50	50
Avenue Q	25th Street East	30th Street East	50	50
Avenue Q	30th Street East	35th Street East	50	50
Avenue Q	35th Street East	40th Street East	55	**50**
Avenue Q-4	27th Street East	30th Street East	35	35
Avenue Q-8	Tierra Subida Avenue	5th Street West	45	45
Avenue Q-10	5th Street West	Hillcrest Drive	40	40
Avenue Q-11	Sierra Highway	9th Street East	35	**30**
Avenue R	Division Street	5th Street East	50	50

* State Law Maximum 65 MPH;
(55MPH for Undivided Two-Lane Roads)

2022 Existing Speed Limits vs Proposed Speed Limits

Street	From	To	Posted Speed Limit (mph)	Recommended Speed Limit (mph)
Avenue R	5th Street East	Sierra Highway	45	45
Avenue R	Sierra Highway	10th Street East	45	45
Avenue R	10th Street East	15th Street East	45	45
Avenue R	15th Street East	20th Street East	50	50
Avenue R	20th Street East	25th Street East	50	50
Avenue R	25th Street East	30th Street East	50	50
Avenue R	30th Street East	35th Street East	50	50
Avenue R	35th Street East	40th Street East	55	55
Avenue R	40th Street East	47th Street East	55	55
Avenue R	47th Street East	55th Street East	55	55
Avenue R	55th Street East	60th Street East	55	**50**
Avenue R	60th Street East	65th Street East	50	50
Avenue R	65th Street East	70th Street East	55	**50**
Avenue R-8	Kimberly Lane	5th Street East	45	45
Avenue R-8	12th Street East	20th Street East	50	**45**
Avenue R-8	20th Street East	25th Street East	50	50
Avenue R-8	27th Street East	30th Street East	35	35
Avenue R-8	30th Street East	35th Street East	45	45
Avenue R-8	35th Street East	40th Street East	50	50
Avenue R-8	40th Street East	47th Street East	50	**45**
Avenue R-8	47th Street East	55th Street East	50	50
Avenue R-8	55th Street East	65th Street East	50	50
Avenue R-12	30th Street East	35th Street East	45	**40**
Avenue S	Parkwood Drive	1500' East of The Groves	55	55
Avenue S	Tovey Avenue	Tierra Subida Avenue	60	60
Avenue S	Tierra Subida Avenue	State Route 14	55	55
Avenue S	State Route 14	5th Street East	55	55
Avenue S	5th Street East	Sierra Highway	55	55
Avenue S	Sierra Highway	Casa Verde Drive	55	55
Avenue S	Casa Verde Drive	25th Street East	55	55
Avenue S	25th Street East	30th Street East	50	50
Avenue S	30th Street East	35th Street East	50	50
Avenue S	35th Street East	40th Street East	50	50
Avenue S	40th Street East	47th Street East	55	55
Avenue S	47th Street East	55th Street East	55	55
Avenue S	55th Street East	60th Street East	50	50
Avenue S	60th Street East	70th Street East	55	55
Avenue S-8	37th Street East	47th Street East	45	45
Arnold Drive	25th Street East	Sunny Lane	40	40
Autocenter Drive	10th Street West	5th Street West	50	**45**
Blackbird Way	Lockheed Way	15th Street East	45	45
Bolz Ranch Road	Avenue N-8	Peonza Lane	45	45
Bolz Ranch Road	Peonza Lane	Towncenter Drive	50	50
Bulldog Avenue/Avenue P-8	30th Street West	Highland Street/25th Street West	45	45
Casa Verde Drive	Avenue S	Via Verde	35	**30**
Clock Tower Plaza Drive	Transportaion Center Drive	Avenue Q	40	40
Clock Tower Plaza Drive	Transportaion Center Drive	Transportation Center Drive	25	25
Clock Tower Plaza Drive	3rd Street East	Transportation Center Drive	45	**40**
Columbia Way / Avenue M	70th Street West	75th Street West	50	**45**
Columbia Way / Avenue M	70th Street West	60th Street West	55	**50**
Columbia Way / Avenue M	State Route 14	Sierra Highway	55	55
Columbia Way / Avenue M	Sierra Highway	10th St East / Challenger Way	60	60
Columbia Way / Avenue M	10th St East / Challenger Way	50th Street East	60	60
Cricket Lane	Bolz Ranch Road	Rancho Vista Blvd	40	40
Division Street	Avenue O	Rancho Vista Blvd / Avenue P	55	55

* State Law Maximum 65 MPH;
(55MPH for Undivided Two-Lane Roads)

2022 Existing Speed Limits vs Proposed Speed Limits

Street	From	To	Posted Speed Limit (mph)	Recommended Speed Limit (mph)
Division Street	Palmdale Blvd	Avenue R / Rayburn Road	50	50
Division Street	Avenue R / Rayburn Road	Kimberly Lane	45	45
Elizabeth Lake Road	~2500 feet W/o Ranch Center Dr	~2875 feet west of 25th Street West	65	**60**
Elizabeth Lake Road	Highland Street / 25th Street West	20th Street West	55	55
Elizabeth Lake Road	20th Street West	15th Street West	55	55
Elizabeth Lake Road	15th Street West	10th Street West / Tierra Subida Avenue	50	50
Highland Street / 25th Street West	Rancho Vista Blvd / Avenue P	Bulldog Avenue / Avenue P-8	50	50
Highland Street / 25th Street West	Bulldog Avenue / Avenue P-8	Elizabeth Lake Road	50	50
Hillcrest Drive	Avenue S	Essex Drive	40	40
Lockheed Way / 8th Street East	Blackbird Drive	Rancho Vista Blvd / Avenue P	50	50
Old Harold Road	Firethorn Avenue	25th Street East	45	**40**
Olive Drive	25th Street East	30th Street East	50	**45**
Palmdale Blvd	10th Street West	5th Street West	50	50
Palmdale Blvd	5th Street West	State Highway14	45	45
Parkwood Drive	Bower Place	Avenue S	35	35
Parkwood Drive	Avenue S	Magnolia Lane	35	35
Pearblossom Hwy	City Limits (Aqueduct)	43rd Street East	60	60
Pearblossom Hwy	43rd Street East	Fort Tejon Road	60	60
Rancho Vista Blvd	Avenue N	Avenue N-8	55	55
Rancho Vista Blvd	Avenue N-8	Peonza Lane	55	55
Rancho Vista Blvd	Peonza Lane	Towncenter Drive	60	**55**
Rancho Vista Blvd	Towncenter Drive	30th Street West	55	55
Rancho Vista Blvd / Avenue P	30th Street West	20th Street West	55	55
Rancho Vista Blvd / Avenue P	20th Street West	15th Street West	55	55
Rancho Vista Blvd / Avenue P	15th Street West	10th Street West	50	50
Rancho Vista Blvd / Avenue P	10th Street West	Palmdale Promenade	55	**50**
Rancho Vista Blvd / Avenue P	Palmdale Promenade	Sierra Highway	55	55
Rancho Vista Blvd / Avenue P	Sierra Highway	8th Street East	55	55
Rancho Vista Blvd / Avenue P	8th Street East	15th Street East	65	**60**
Rayburn Road	Tierra Subida Avenue	Division Street	50	50
Rockie Lane	Avenue R	Lisbon Court	35	35
Sierra Highway	Avenue M	Avenue N	60	60
Sierra Highway	Avenue N	Avenue O	65	65
Sierra Highway	Avenue O	Rancho Vista Blvd / Avenue P	65	**60**
Sierra Highway	Rancho Vista Blvd / Avenue P	6th Street East	55	55
Sierra Highway	Avenue Q	Palmdale Blvd	55	55
Sierra Highway	Palmdale Blvd	Avenue R	50	50
Sierra Highway	Avenue R	Avenue R-8	55	55
Sierra Highway	Avenue R-8	Avenue S	55	55
Sierra Highway	Avenue S	~3700 Feet South of Avenue S	55	55
Summerwind Drive	Rancho Vista Blvd / Avenue P	Amargosa Drive	45	45
Technology Drive	10th Street West	Division Street	60	**55**
Technology Drive	Division Street	Sierra Highway	55	55
The Groves	Avenue S	Lemonwood Drive	40	40
The Groves	Lemonwood Drive	Parkwood Drive	40	**35**
Tierra Subida Avenue	Palmdale Blvd	Rayburn Road	55	55
Tierra Subida Avenue	Rayburn Road	Avenue S	55	55
Towncenter Drive	30th Street West	Rancho Vista Blvd	55	55
Trade Center Drive	Lowes Drive	Avenue P-4	35	35
Trade Center Drive	Avenue P-4	Technology Drive	45	45
Trade Center Drive	Technology Drive	Autocenter Drive	45	**40**
Trade Center Drive	Autocenter Drive	Palmdale Blvd	45	**40**
Transportation Center Drive	Technology Drive	Clock Tower Plaza Drive	35	35
Transportation Center Drive	Clock Tower Plaza Drive	Clock Tower Plaza Drive	35	**30**

* State Law Maximum 65 MPH;
(55MPH for Undivided Two-Lane Roads)

2022 Existing Speed Limits vs Proposed Speed Limits

Street	From	To	Posted Speed Limit (mph)	Recommended Speed Limit (mph)

* State Law Maximum 65 MPH;
(55MPH for Undivided Two-Lane Roads)

* State Law Maximum 65 MPH;
(55MPH for Undivided Two-Lane Roads)

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(55MPH for Undivided Two-Lane Roads)

* State Law Maximum 65 MPH;
(55MPH for Undivided Two-Lane Roads)

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY ATTORNEY/FINANCE/CITY MANAGER'S OFFICE**

DISTRICT: **ALL**

SUBJECT: **ORDINANCE NO. 1577, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE TO PREVENT THE USE OF MANDATORY COVID-19 VACCINATIONS AND THE USE OF VACCINE PASSPORTS**

ISSUE

Adopt Ordinance No. 1577, an Ordinance of the City Council of the City of Palmdale to prevent the use of mandatory COVID-19 vaccinations and the use of vaccine passports.

RECOMMENDATION

Staff recommends that the City Council receive public testimony and consider the Ordinance.

BACKGROUND

At the City Council meeting on December 2, 2021, Council directed staff to bring back the proposed vaccine mandate ban Ordinance, in verbatim form, and to provide a staff report describing the effects of passing the Ordinance.

DISCUSSION

The impacts and effects of passing a ban on vaccine mandates can be considered based on both present vaccine mandates, and those that may exist in the future. As such, while we are able to analyze present and possible effects of passing this Ordinance, it is speculative to determine the true risks, harms and losses associated with this Ordinance as new laws and mandates may be passed from an authority authorized to do so, which may conflict with the within Ordinance. The proposed tenants of the Ordinance are discussed separately below:

SECTION 1:

No Palmdale government entity, or its subdivisions, agents, or assigns shall be permitted to issue vaccine passports, vaccine passes, or other standardized documentation for the purpose of certifying an individual's COVID-19 vaccination status to a third party, or

otherwise publish or share any individual's COVID-19 vaccination record or similar health information.

At present, it does not immediately seem that this Section of the Ordinance would conflict existing law, however, that is not to say that an entity (federal, state or local) will not pass a law or mandate requiring the City of Palmdale to act in this capacity. At present, and as discussed below, the health authority for the City of Palmdale is the Director of the Los Angeles County Department of Public Health, Dr. Barbara Ferrer, and Los Angeles County Health Officer, Dr. Muntu Davis.

SECTION 2:

Businesses in Palmdale are prohibited from requiring patrons or customers to provide any documentation certifying COVID-19 vaccination or post-transmission recovery to gain access to, entry upon, or service from the business.

This section would likely conflict with conflict with the Order of the Health Officer (updated December 31, 2021) from the Los Angeles County Department of Public Health requiring proof of vaccination to attend bars, breweries, wineries, and distilleries.

SECTION 3.

The City and all businesses in Palmdale shall not require the COVID-19 vaccination, regular COVID-19 testing or screening as a requirement of employment.

This section would likely conflict with existing federal and local requirements, including those issued by the federal government, and the Los Angeles County Board of Supervisors. Additionally, this would conflict with the current policy of the City of Palmdale. There are multiple mandates requiring vaccination that are applicable to residents and employees within the City of Palmdale; these include vaccine mandates for defense contractors, military personnel, healthcare workers, and employers with over 100 employees.

If the within Ordinance were to pass, the City may have a law that would cause employers within the City to choose between violating the federal mandate, the County of Los Angeles mandate, or this Ordinance of the City of Palmdale.

By way of example, there are two existing mandates with which this Ordinance would conflict. The federal mandate issued by the Biden Administration will impact approximately 84 million workers nationwide and applies to employers with over 100 employees. The mandate sets forth a vaccine mandate and provides an alternative for unvaccinated workers to wear masks and test weekly. At a local level, the County of Los Angeles has a vaccination mandate for healthcare and home care workers, which as of December 23, 2021, also requires a booster.

As a result of the above mandates, the proposed Ordinance would create a conflict for employers and employees, where they would ostensibly be in violation of either the within Ordinance or the applicable mandates.

To resolve the discrepancies between the City of Palmdale Ordinance banning vaccine mandates and future or previously issued vaccine mandate requirements, it is conceivable that the City of Palmdale could be subject to litigation from any group or organization covered by another mandate, including employers, labor unions, advocacy groups, individuals, or other similarly situated plaintiff. Likewise, the City of Palmdale could be subject of litigation from entities that have issued the vaccine mandates, including the federal government, the County of Los Angeles, and/or the State of California.

SECTION 4.

All businesses must comply with this order to be eligible for permits, grants or contracts issued or funded through the City of Palmdale.

This section would likely conflict with the existing Palmdale Municipal Code that establishes the Los Angeles County Health Code as the Health Code of the City of Palmdale. Additionally, California Health and Safety Code 101460 requires that every governing body of a city shall appoint a public health officer, except when the city has made other arrangements…for the county to exercise the same powers and duties within the city, as are conferred upon city health officers by law.

In the case of the City of Palmdale, the County Health Officer is Dr. Muntu Davis, under the Direction of Director Ferrer, as described above, and legislating in this space would likely conflict with a previously delegated authority. Requiring non-compliance with lawfully promulgated health orders would more appropriately rest within the authority of the County Health Officer.

Additionally, placing additional requirements on grants or other funding that originated from another source, e.g. American Rescue Plan Act funds, with a law that is contrary to the issuer of the funds would likely not be lawful and may place current and future access to funds at risk.

FISCAL IMPACT

Potentially significant with exposures to litigation as described above, exposure to damages, attorney fees, and potential loss of funding form the federal, state and local level.

Prepared by:	Christopher Beck, City Attorney
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	Ronda Perez, Acting City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

None

CITY OF PALMDALE

COUNTY OF LOS ANGELES, CALIFORNIA

ORDINANCE NO. 1577

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALMDALE TO PREVENT THE USE OF MANDATORY COVID-19 VACCINATIONS AND THE USE OF VACCINE PASSPORTS

WHEREAS, autonomy over one's body is a human right enshrined in 5th and 14th Amendments; and

WHEREAS, multiple vaccine options are freely available to those who choose them for personal Protection, and

WHEREAS, individual COVID-19 vaccination records are private health information which should not be shared by mandate; and

WHEREAS, individuals may have infection-acquired immunity, and others are unable to obtain a COVID-19 vaccination due to health, religious, or other reasons; and

WHEREAS, so-called COVID-19 vaccine passports reduce individual freedom and will harm patient privacy; and

WHEREAS, requiring so-called COVID-19 vaccine passports for taking part in everyday life – such as attending a sporting event, patronizing a restaurant, or going to a movie theater – would create two classes of citizens based on vaccination; and

WHEREAS, it is necessary to protect the fundamental rights and privacies of people and allow the free flow of commerce within the City; and

WHEREAS, the residents of the City of Palmdale have signed a petition requesting the City Council take action on this matter; and

WHEREAS, the City of Palmdale Charter states its purpose is to "restore to our community the historic principles of self-governance inherent in the doctrine of home-rule"; and

NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. No Palmdale government entity, or its subdivisions, agents, or assigns shall be permitted to issue vaccine passports, vaccine passes, or other standardized documentation for the purpose of certifying an individual's COVID-19 vaccination status to a third party, or otherwise publish or share any individual's COVID-19 vaccination record or similar health information.

SECTION 2. Businesses in Palmdale are prohibited from requiring patrons or customers to provide any documentation certifying COVID-19 vaccination or post-transmission recovery to gain access to, entry upon, or service from the business.

SECTION 3. The City and all businesses in Palmdale shall not require the COVID-19 vaccination, regular COVID-19 testing or screening as a requirement of employment.

SECTION 4. All businesses must comply with this order to be eligible for permits, grants or contracts issued or funded through the City of Palmdale.

SECTION 5. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one (1) or more subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid, or ineffective, provided the basic purposes of this Ordinance and the benefits to the City and the public are not substantially impaired.

SECTION 6. Certification. The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

SECTION 7. Effective Date. This Ordinance shall take effect 30 days after its adoption.

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PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

_____

Approved as to form: Steven D. Hofbauer, Mayor

ATTEST:

_____ _____

Christopher L. Beck Shanae S. Smith, City Clerk

City Attorney

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing Ordinance was duly introduced, passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the _____ day of _____, 20___ effective on the ____ day of _____, 20___ by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ ABSENT: _____

Date: _____ _____

Shanae S. Smith, City Clerk

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY ATTORNEY'S OFFICE**

DISTRICT: **ALL**

SUBJECT: **ADOPT ORDINANCE NO. 1578, AN ORDINANCE OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 2.08.040 RELATING TO THE SETTING OF REGULAR MEETING DATES OF THE CITY COUNCIL**

ISSUE

Adopt Ordinance No. 1578 amending Palmdale Municipal Code Section 2.08.040 promulgating the regular meeting date of the City Council to occur on Wednesdays.

RECOMMENDATION

Staff recommends that the City Council:

1. Receive public testimony;
2. Approve the introduction of proposed Ordinance No. 1578; and,
3. Adopt Ordinance No.1578 amending Palmdale Municipal Code Section 2.08.040 promulgating the regular meeting date of the City Council to occur on Wednesdays.

BACKGROUND

At the July 13, 2021 City Council meeting, staff was directed to return to the August 17, 2021 City Council meeting with two ordinances directing a change to the regular City Council meeting day, from Tuesday to either Wednesday or Thursday.

At the August 17, 2021 City Council meeting, the City Council considered the two proposed Ordinances and agreed to change the date of the regular City Council meeting, with some exceptions, from Tuesday to Wednesday through, at least, the February 2022 City Council meeting; to allow for to the study of the effect of this change on public engagement of City Council matters. Staff was directed to return to the September 7, 2021, City Council meeting with a revised Ordinance. On September 7, 2021, staff presented an Ordinance (Ordinance No. 1569) that was adopted and changed the regular meeting date of the City Council of the City of Palmdale from the first Tuesday of the month to the first Wednesday of the month, through February 2022. Staff was directed to return with the within Ordinance at the January 12, 2022 meeting of the City Council.

DISCUSSION

This Public Hearing and associated Ordinance, if passed, will keep the regular meeting date of the City Council of the City of Palmdale on the first Wednesday of the month. If the within Ordinance is not passed, the meeting date will revert to the first Tuesday of each month.

The proposed changes to the Palmdale Municipal Code Section 2.08.040 by this Ordinance are as follows:

2.08.040 Regular meeting day, time and place.

Regular meetings of the City Council will be held on the first Wednesday of each month except in January and July where regular meetings will be held on the second Wednesday of those months. Meetings of the City Council shall be held at 38300 Sierra Highway, Suite B, Palmdale, California, at 7:00 p.m. If all matters on the agenda for any regular meeting have not been considered by the City Council by the hour of 10:30 p.m., or such earlier or later time as may be fixed by a majority vote of the City Council, then the regular meeting may be adjourned to the next succeeding Wednesday, at the same time and at the same location, unless a different day, time or location is specified in the order of adjournment. When so adjourned, each adjourned meeting shall be a regular meeting for all purposes. Notice of all meetings of the City Council, whether regular, adjourned, special or emergency, will be given in the manner required by statute. When a regular Wednesday meeting of the City Council falls on a national or State holiday and City offices are scheduled to be closed, then such meeting shall not be held and will be deemed adjourned for all purposes with no further action required by the City Council or the City Clerk except such written notices of adjournment as may be required by law. The Ordinance codified in this section shall take effect 30 days after adoption of this Ordinance.

~~This Ordinance shall remain in effect until the second meeting of the City Council in February 2022, unless otherwise extended or amended by the City Council.~~

FISCAL IMPACT

There is no fiscal impact associated with this action.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

C. Involve and expand engagement to enhance public oversight and transparency.

Prepared by:	Christopher Beck, City Attorney
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

Ordinance No. 1578

CITY OF PALMDALE
COUNTY OF LOS ANGELES, CALIFORNIA
ORDINANCE NO. 1578

AN ORDINANCE OF THE CITY OF PALMDALE AMENDING PALMDALE MUNICIPAL CODE SECTION 2.08.040 RELATING TO THE SETTING OF REGULAR MEETING DATES OF THE CITY COUNCIL

WHEREAS, it is incumbent upon the City Council to set a regular meeting date of the City Council to ensure public access and participation in municipal matters; and

WHEREAS, by Ordinance, in April 2017, the regular date of the City Council was set as the first Tuesday of each month; and

WHEREAS, on September 7, 2021, the City Council set the date for regular meetings of the City Council on the first Wednesday of each month; and

WHEREAS, the Ordinance setting the date as the first Wednesday of the month had a sunset clause of February 2022, unless otherwise acted on by the City Council; and

WHEREAS, in order to continue with regular meeting dates on the first Wednesday of each month, the City Council must pass a new Ordinance to that effect.

THE CITY COUNCIL OF THE CITY OF PALMDALE DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 2.08.040 of the Palmdale Municipal Code is amended in its entirety to read as follows:

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2.08.040 Regular meeting day, time and place.

Regular meetings of the City Council will be held on the first Wednesday of each month except in January and July where regular meetings will be held on the second Wednesday of those months. Meetings of the City Council shall be held at 38300 Sierra Highway, Suite B, Palmdale, California, at 7:00 p.m. If all matters on the agenda for any regular meeting have not been considered by the City Council by the hour of 10:30 p.m., or such earlier or later time as may be fixed by a majority vote of the City Council, then the regular meeting may be adjourned to the next succeeding Wednesday, at the same time and at the same location, unless a different day, time or location is specified in the order of adjournment. When so adjourned, each adjourned meeting shall be a regular meeting for all purposes. Notice of all meetings of the City Council, whether regular, adjourned, special or emergency, will be given in the manner required by statute. When a regular Wednesday meeting of the City Council falls on a national or State holiday and City offices are scheduled to be closed, then such meeting shall not be held and will be deemed adjourned for all purposes with no further action required by the City Council or the City Clerk except such written notices of adjournment as may be required by law. The Ordinance codified in this section shall take effect 30 days after adoption of this Ordinance.

SECTION 2. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held invalid by a court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses, or phrases, be declared invalid.

SECTION 3. The City Clerk shall certify to the adoption of this Ordinance and shall cause this Ordinance to be published and posted as required by law.

PASSED, APPROVED and **ADOPTED** this _____ day of _____, _____.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing Ordinance was duly introduced, passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the _____ day of _____, 20___ effective on the ____ day of _____, 20___ by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____

Shanae S. Smith, City Clerk

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY MANAGER'S OFFICE – FINANCE DIVISION**

DISTRICT: **2 AND 4**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-001, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE, AUTHORIZING USE OF THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT ("BOLD") PROGRAM AND AUTHORIZING THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT PROCEEDINGS AND LEVY SPECIAL TAXES WITHIN THE TERRITORY OF THE CITY OF PALMDALE PURSUANT TO THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, AS AMENDED; AND AUTHORIZING RELATED ACTIONS.**

ISSUE

Adopt Resolution No. CC 2022-001, a Resolution of the City Council of the City of Palmdale, authorizing use of the Bonds Opportunities for Land Development ("BOLD") program and authorizing the California Municipal Finance Authority to accept applications from property owners, conduct proceedings and levy special taxes within the territory of the City of Palmdale pursuant to the Mello-Roos Community Facilities Act of 1982, as amended; and authorizing related actions.

RECOMMENDATION

Staff recommends that the City Council:

1. Receive information regarding the California Municipal Finance Authority ("CMFA") Bond Opportunities for Land Development ("BOLD").

2. Open and close a public hearing for the BOLD program public hearing notice.

3. Adopt Resolution No. CC 2022-001, a Resolution of the City Council of the City of Palmdale, authorizing use of the BOLD program and authorizing the CMFA to accept applications from property owners, conduct proceedings and levy special taxes within the territory of the City of Palmdale pursuant to the Mello-Roos Community Facilities Act of 1982, as amended; and authorizing related actions

BACKGROUND

The BOLD program is a cost-effective form of land-secured financing, and the more cost effective a bond financing is, the greater overall public benefit there is, as more bond proceeds are available for the acquisition of public infrastructure, and the end property owner (homeowner) is able to take advantage of the benefit of long term financing of certain elements of the home's cost. Utilization of the BOLD Program is a partial solution to the significant understaffing, deficiencies and inefficiencies the City may experience as it attempts to balance the workload of a multiplicity of large land development projects and other staffing obligations.

The development community has expressed a desire for the City to adopt and implement the BOLD Program and it is an offering of CMFA that the City, as a member of CMFA, is entitled to utilize. It is recommended that the City hold a public hearing on the BOLD Program, and adopt a resolution authorizing the BOLD Program for development projects within the City's boundaries.

DISCUSSION

Background on CMFA. The City is a member of CMFA, a state-wide joint powers authority ("JPA") whose members are numerous cities, counties and other public agencies throughout California. The CMFA has the authority to issue bonds to meet its mission of supporting economic development, job creation and social programs throughout the State of California, while giving back to California communities. By supporting member communities and their local charities with a portion of the revenue generated through the issuance of tax-exempt bonds for public, private and non-profit entities, the CMFA is able to directly contribute to building strong communities to support the health and welfare of the residents of California.

Background on the BOLD Program. CMFA recognizes that new residential development often challenges the mission of municipalities to provide infrastructure and schools, since new development triggers the need to construct, acquire, or otherwise provide additional public facilities to accommodate that growth. The BOLD Program offers a means to finance new or continuing construction of infrastructure and public facilities through bonds the CMFA issues as an alternative to issuance of land-secured bonds directly by a public entity. The BOLD Program is designed to help local government municipalities, schools and land developers throughout the State work together to cost effectively finance public infrastructure projects and development fees.

Under the BOLD Program, bonds are issued by a community facilities district ("CFD") formed by the CMFA under the Mello-Roos Community Facilities Act of 1982 (California Government Code Section 53311 et seq.) (the "Act"). The Act offers great financing flexibility and is commonly used by cities, schools and other local agencies throughout the State to generate funds for the payment of public facilities, including development fees for facilities.

***Financing Team*.** The BOLD Program is handled by a team of bond industry professionals with significant experience in CFDs in the State. All have highly specialized expertise in CFD bond issuance and sales and are consistently ranked among the top firms in the field. In addition, if the City desires to use a municipal advisor of its own choosing to review the BOLD Program application and/or other program documents may do so, with all related costs payable from bond proceeds. Specifically, the BOLD Program utilizes Jones Hall for bond counsel, Koppel & Gruber for special tax consulting services, and Piper Sandler & Co. for underwriting services.

Benefits of BOLD Program to Local Governments. Although the CFD would be formed within the City's jurisdiction, little involvement by the City is required. The City Council is only required to take a single action to approve participation in the BOLD Program and CMFA thereafter works with staff to ensure the program is meeting any goals the City sets. The CMFA and its consultant team will form and approve each CFD, the CMFA will issue bonds on behalf of the CFD and will utilize the services of a special tax consultant and administrator to create the special tax formula and administer, levy, collect the special taxes. By working directly with developers, the BOLD Program facilitates financing for infrastructure and fee obligations of developers, covering a broad range of development cost obligations necessary for new development imposed by municipalities, including both facilities and/or impact fees. Using the BOLD Program alleviates staff time constraints and allows staff to focus on other aspects of processing land development projects.

Determining Special Tax Rate. Formation of the CFD requires the establishment of the annual special tax rates. The formula for computing special tax rates will be included in the resolutions to be adopted as part of the CFD formation proceedings. Typically, the formula will include a basic, undeveloped land tax with an increase in rate and shifting of the tax to developed lands at building permit stage. The total amount of taxes on developed land generally will not exceed 2% of its market value in its completed state, per industry standards.

***Bond Issuance*.** Bonds are issued through the CMFA, with little involvement from local agencies needed for the issuance process. The City will need to approve the use of a CFD to acquire public facilities and the financing thereof, and enter into an acquisition or similar agreement (Joint Community Facilities Agreement) to receive the bond proceeds, and to meet the general requirements to maintain the tax exemption of interest on the bonds. The CMFA adopts the resolutions needed to authorize and issue the special tax bonds and awards the sale to the bond underwriter.

***Use of Bond Proceeds*.** Once the bond issuance occurs, bond proceeds are available to be disbursed. The proceeds are held by a bond trustee and are not directly paid to the developer but are available as directed by the developer and approved by the local agency, to be used to meet obligations to the City according to the structure and timing

required for development approvals. Pursuant to an acquisition agreement or similar document, the City will determine and agree to its role in inspecting and accepting infrastructure and/or payment of financed impact fees.

Underwriting for Bond Issuance. The CFD may be formed early in the development process, with issuance of bonds at a later time or in multiple series. Credit criteria will be reviewed by the underwriting team on a case-by-case basis to assure reasonable interest rates at the time of issuance. Additionally, similar credits can be pooled together into a single bond issue with pooling flexibility assuring the most cost-effective bond issuance for each project.

***Administration of the Bonds and the CFD*.** Administration of all aspects of the BOLD Program is handled by the CMFA, without cost to or burden on the City. Federal regulations require annual disclosures to bond investors of information related to the bonds and the development project. BOLD Program administrators will handle this continuing disclosure reporting in consultation with developers.

Giving Back to Local Communities. The CMFA shares a portion of its issuance fees directly with its member communities. In addition, a grant from a portion of the issuance fee is made to the California Foundation for Stronger Communities ("CFSC") to fund charities designated by the member communities. A portion of the annual fees received by the CMFA are in turn directed to charitable activities within California communities, particularly those of members and participating local government agencies. This unique commitment to give back directly to the communities in which they operate sets CMFA apart from other JPA conduit issuers.

***Information for Bond Marketing*.** Tax-exempt municipal bonds are sold through an offering document known as an Official Statement, which describes to potential purchasers of the bonds the terms, security and repayment of the bonds and details about the property securing the bonds. Since, prior to home sales, the land is owned by the developer entity(ies), relevant information for the Official Statement needs to describe the developer and the development plan. The financing team will work with the developer to provide the required information and approve the final language to be provided to prospective bond buyers.

***Disclosure of Special Tax to Home Buyers*.** California law requires developers to disclose to home buyers the lien of any CFD special tax which will be present on the purchased property. The form of disclosure is simple and becomes part of the various sale documents presented to buyers for signature prior to a home sale.

FISCAL IMPACT

None. The Bonds to be issued by the CMFA for projects will be the sole responsibility of the Borrower, and the City will have no financial, legal, moral obligation, liability or

responsibility for the Project or the repayment of the Bonds for the financing of the Project. All financing documents with respect to the issuance of the Bonds will contain clear disclaimers that the Bonds are not obligations of the City or the State of California but are to be paid for solely from funds provided by the Borrower. The City bears no cost for the issuance of the proposed Bonds and no administrative burden for ongoing reporting and disclosure.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Keith Kang, Finance Manager
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2022-001
2. Notice of Public Hearing

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-001

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE AUTHORIZING USE OF THE BOND OPPORTUNITIES FOR LAND DEVELOPMENT ("BOLD") PROGRAM AND AUTHORIZING THE CALIFORNIA MUNICIPAL FINANCE AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT PROCEEDINGS AND LEVY SPECIAL TAXES WITHIN THE TERRITORY OF THE CITY OF PALMDALE PURSUANT TO THE MELLO-ROOS COMMUNITY FACILITIES ACT OF 1982, AS AMENDED; AND AUTHORIZING RELATED ACTIONS.

WHEREAS, the California Municipal Finance Authority (the "CMFA") is a joint exercise of powers authority the members of which include numerous cities, counties and other local agencies in the State of California (the "State"); and

WHEREAS, the City of Palmdale (the "City") is currently a member of CMFA in good standing; and

WHEREAS*,* the CMFA has established the Bond Opportunities for Land Development Program (the "BOLD Program") to allow the financing of certain public facilities and/or certain development impact fees that finance public facilities (together, the "Improvements") levied by local agencies in the State through the levy of special taxes under the Mello-Roos Community Facilities Act of 1982, as amended (the "Act"); and

WHEREAS*,* the City desires to allow the owners of property in the City to participate in the BOLD Program ("Participating Developers") and to allow the CMFA to conduct proceedings under the Act to form community facilities districts ("CFDs") from time to time under the Act, to levy special taxes within such CFDs, and to issue bonds secured by such special taxes under the Act or other applicable law to finance the Improvements, provided that such Participating Developers voluntarily agree to participate and consent to the levy of such special taxes and the issuance of such bonds; and

WHEREAS*,* property owners within the jurisdiction of the City may in the future elect to be Participating Developers upon obtaining approval of the CMFA, and the CMFA may conduct proceedings under the Act to form a CFD, levy special taxes within such CFD and issue bonds secured by such special taxes to finance Improvements; and

WHEREAS, the City will not be responsible for the conduct of any proceedings under the Act for the formation of any CFD, the levy or collection of special taxes for any CFD or any required remedial action in the case of delinquencies in any special tax payments, or the issuance, sale or administration of any bonds issued in connection with the BOLD Program; and

WHEREAS, the City finds that the BOLD program offered by the CMFA can provide significant public benefits, and in conformance with Government Code Section 6586.5 relating to the issuance of bonds by a joint powers authority of which the City is a member, notice was published at least five days prior to the adoption of this resolution at a public hearing, which was duly conducted by this Council concerning the significant public benefits of the BOLD Program and the bond financing of the Improvements from time to time;

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The use of the BOLD Program in connection with the financing of Improvements is hereby authorized and approved. The appropriate officials and staff are hereby authorized and directed to allow BOLD Program participation to be available to property owners who are subject to the payment of fees for new development and/or who are conditioned to install public improvements in connection with new development.

SECTION 2. The City hereby finds and declares that the issuance of bonds by the CMFA in connection with the BOLD Program will provide significant public benefits, including without limitation, savings in effective interest rate, bond preparation, bond underwriting and bond issuance costs and the more efficient delivery of local agency services to residential and commercial development within the City.

SECTION 3. In connection with the issuance of bonds from time to time by the CMFA for the BOLD Program, a form of acquisition agreement, joint community facilities agreements or similar agreement will be required to be entered, and the form of such agreement will be subject to approval by City Council. The City Council finds and declares that entrance into each such agreement will constitute a “joint community facilities agreement” for purposes of the Act and shall be beneficial to residents of the City. Any such agreement may include, directly or by reference, City standards and policies and procedures applicable to the financing of public facilities constructed by developers for acquisition by the City.

SECTION 4. The appropriate officials and staff of the City are hereby authorized and directed to allow and approve BOLD Program participation by requesting property

owners that are required to install public improvements and/or the payment of fees in connection with new development in the City, including signing developer applications or other documents evidencing the official intent of the City to reimburse itself in connection with each project from the proceeds of tax-exempt obligations issued by CMFA as part of the BOLD Program, and to advise such owners requesting participation in BOLD that the City has approved the BOLD Program; provided, that the CMFA shall be responsible for providing applications and processing of documentation and related materials at its own expense.

SECTION 5. This Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of the CMFA.

SECTION 6. The City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January 2022.

_____
Steven D. Hofbauer, Mayor

Approved as to form:

ATTEST:

_____
Christopher L. Beck
City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January 2022 by the following roll call vote:

AYES: _____

NOES:_____

ABSTAIN:_____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on January 12, 2022, a public hearing will be held with respect to the proposed participation by the City of Palmdale (the "City") in the Bond Opportunities for Land Development ("BOLD") program of the California Municipal Finance Authority. Participation in said program will enable property owners to finance public capital improvements and/or development impact fees for public capital improvements imposed on new development within the boundaries of the City. Said public capital improvements, if financed, will be among the public capital improvements required in connection with a given development project. Said development impact fees, if financed, will be used by the City or other local agencies to pay for public capital improvements which will serve the City and/or other local agencies, and which will be of a type and nature authorized under the Mello-Roos Community Facilities Act of 1982 (California Government Code section 53311 et seq.). Participation in said program does not itself authorize the City to impose additional public capital improvements or new or additional development impact fees on any property owner.

The hearing will commence at 7:00 pm, or as soon thereafter as the matter can be heard, and will be held at City Council Chambers, 38300 Sierra Highway, Palmdale, California. Interested persons wishing to express their views on the participation in such program and the financing of public capital improvements and/or development impact fees as described above may do so in-person or through Zoom. In accordance with the current guidance from the California Department of Public Health and the County of Los Angeles Department of Public Health, the Council Chamber is open for in-person public comment and seating. Masks are required to be worn by all persons in attendance. It is recommended that all citizens practice social distancing to the extent possible while in attendance. **For those unable to attend in person, the hearing will be accessible through Zoom. Please click the link to join the webinar: https://us06web.zoom.us/j/88125417461?pwd=eStDTnNQUE5XTy91aHJzbXZhcW84UT09 ZOOM Number: US: +1 346 248 7799, Webinar ID: 881 2541 7461, Passcode: 517332.**

Dated: December 28, 2021

SHANAE S. SMITH
CITY CLERK, CITY OF PALMDALE

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **PUBLIC WORKS DEPARTMENT**
ENGINEERING DIVISION

DISTRICT: **4**

SUBJECT: **PUBLIC HEARING AND ADOPT RESOLUTION NO. CC 2022-005, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE CONFIRMING THE BALLOT RESULTS TO DETERMINE THAT NO MAJORITY PROTEST EXISTS IN THE PROCEEDINGS, AND ORDERING THE FORMATION OF THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2020-290**

ISSUE

Public Hearing and adopt Resolution No. CC 2022-005, a Resolution of the City Council of the City of Palmdale confirming the ballot results to determine that no majority protest exists in the proceedings, and ordering the formation of the City of Palmdale Landscape Maintenance Assessment District No. 2020-290.

RECOMMENDATION

Staff recommends that the City Council accept public testimony and adopt Resolution No. CC 2022-005 forming the City of Palmdale Landscape Maintenance Assessment District No. 2020-290 (the "District"). This action will allow the levy and collection of assessments to begin fiscal year 2022/2023.

BACKGROUND

The developer, Pacific Community Builders, Inc. has requested the formation of the District and it is also a condition of approval for the project, Tract 54209. Tract 54209, a 97 lot residential subdivision consisting of 95 single family residential homes on 28.71 acres is located between Avenue Q-12, 37th Street East, East Avenue R and 35th Street East.

According to the "Landscaping and Lighting Act of 1972", Part 2 of Division 15 of the California Streets and Highways Code, the City may establish a landscape maintenance assessment district to provide for the installation, continued maintenance, and servicing of the landscape improvements. Placement of the landscape improvements into a district will provide for the continued maintenance of these improvements after the developer installs them and the City accepts them.

On January 12, 2022, the City Council acted to initiate proceedings and declare its intention to form the District, called for the preparation of an engineer's report, and set January 12, 2022 as the date for the public hearing. Assessment ballots have been mailed to the property owners of record of the parcel(s) to be assessed, in accordance with Article XIII D of the California Constitution. At the public hearing, if the ballots are returned affirmative, the City Council can approve the District. If the ballot indicates opposition for the District, the City Council cannot adopt the resolution.

DISCUSSION

Approval of the District will provide for the continued maintenance, and servicing of landscaping improvement in the District after the developer installs them and the City accepts them.

FISCAL IMPACT

The Report indicates the proposed assessments for the City of Palmdale Landscape Maintenance Assessment District No. 2020-290. The total combined maximum assessment revenue from the District for fiscal year 2022/2023 is $105,448.10 and the City's general benefit contribution is $10,450.52. The appropriate funding source for the general benefit contribution will be determined during the FY 2022/2023 budget review process.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

A. Seek innovative, cost effective, customer focused methods of service delivery.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone

Prepared by:	Chuck Heffernan P.E., Director of Public Works
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

1. Resolution No. CC 2022-005
2. Engineer's Report for City of Palmdale Landscape Maintenance Assessment District No. 2020-290

COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-005

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE CONFIRMING THE BALLOT RESULTS TO DETERMINE THAT NO MAJORITY PROTEST EXISTS IN THE PROCEEDINGS, AND ORDERING THE FORMATION OF THE CITY OF PALMDALE LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2020-290

WHEREAS, on January 12, 2022 by Resolution CC 2022-003, the City Council initiated proceedings to annex territory to the City of Palmdale Landscape Maintenance Assessment District No. 2020-290 (the "District") to pay for costs for the maintenance and services of all improvements and facilities pursuant to the terms and provisions of the Landscaping and Lighting Act of 1972 (Sections 22500 and following of the Streets and Highways Code of California) (the "1972 Act"), Article XIII D of the Constitution of the State of California ("Article XIIID") and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 et seq.) (the "Omnibus Act" and, together with the 1972 Act and Article XIIID, the "Assessment Law"); and

WHEREAS, the City Council did order and subsequently receive an Engineer's Report (hereafter referred to as the "Report") prepared by NBS in accordance with the Assessment Law; and

WHEREAS, the Report has been made a part of the record of these proceedings and is on file in the office of the City Clerk of the City (the "City Clerk"); and

WHEREAS, on January 12, 2022 by Resolution No. CC 2022-004, the City Council (a) set the time and place for the purpose of hearing protests to the proposed District and (b) ordered that the record owner of each parcel proposed to be assessed have the right to submit an assessment ballot in favor of or in opposition to the assessment proposed to be levied on such parcel; and

WHEREAS, the owners of certain property have requested that the Territory be annexed to the District in order to provide for the levy of annual assessments to finance the maintenance of the Improvements; and

WHEREAS, all of the owners of the Territory have filed with the City Clerk duly executed forms entitled "A Petition to the City Council of the City of Palmdale, County of Los Angeles, State of California, Petitioning the Council to Initiate Proceedings for the Formation of the City of Palmdale Landscape Maintenance Assessment District No. 2020-290, Tract No. 54209, to be Located Between Avenue Q-12, 37th Street, East Avenue R and 35th Street East, Pursuant to the Landscaping and Lighting Act of 1972, Being Part 2 of Division 15 of the California Streets and Highways Code and as Provided by Article XIIID of the California Constitution" (the "Petition, Consent and Waiver"); and

WHEREAS, by such Petition, Consent and Waiver, all of the owners of the Territory have expressly waived any and all of the procedural requirements as prescribed in the Act to the annexation of the Territory to the District and have expressly consented to the annexation of the Territory to the District; and

WHEREAS, by such Petition, Consent and Waiver, all of the owners of the Territory have also expressly waived any and all of the procedural requirements as prescribed in the Act and/or Article XIII D applicable to the authorization to levy the proposed annual assessment against the Territory set forth in the Engineer's Report and incorporated herein by this reference and have declared support for, consent to and approval of the authorization to levy such proposed annual assessment set forth in the Engineer's Report incorporated herein by this reference; and

WHEREAS, notices of such hearing, accompanied by assessment ballot materials, were mailed to each such record owner in the time, form and manner required by the Assessment Law, a full hearing has been given, and at this time all assessment ballots submitted and not withdrawn pursuant to the Assessment Law have been tabulated by the tabulation official appointed by the City (the "Tabulation Official"), all in the manner provided by the Assessment Law; and

WHEREAS, the Tabulation Official has prepared and submitted to this legislative body a Certificate of Tabulation Official and Statement of Assessment Ballots Submitted (the "Certificate of the Tabulation Official"), a copy of which is attached as Exhibit "A" hereto and incorporated herein by this reference, which reflects the results of the tabulation of the assessment ballots submitted and not withdrawn; and

WHEREAS, this City Council is now satisfied with the assessments and all matters contained in the Report as submitted.

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS

SECTION 1. The above recitals are all true and correct and by this reference made an operative part hereof.

SECTION 2. The City Council hereby finds and determines that the procedures for the consideration of the District have been undertaken in accordance with the Assessment Law.

SECTION 3. The Report, as now submitted, is hereby approved and such Report shall stand as the report as required by the Assessment Law for all future proceedings for this District.

SECTION 4. Assessment ballots were mailed, as required by the Assessment Law, to the record owners of all properties proposed to be assessed within the District. The assessment ballots that were completed and received by the City Clerk, prior to the close of the Public Hearing, have been tabulated in accordance with the procedures established under the Assessment Law and the results of such tabulation have been submitted to this City Council.

SECTION 5. This City Council hereby finds that the assessment ballots submitted, and not withdrawn, in opposition to the levy of assessments do not exceed the assessment ballots submitted, and not withdrawn, in favor of such levy as weighted by assessment amount in accordance with the Assessment Law. Therefore, no majority protest to the District has been found to exist.

SECTION 6. The City Council hereby orders the formation of the District and assessments to be levied as set forth in the Report.

SECTION 7. Based upon the Report and the testimony and other evidence presented at the Public Hearing, the City Council hereby makes the following determinations regarding the assessments to be levied for Fiscal Year 2022/23.

a. The proportionate special benefit derived by each assessable parcel from the maintenance and servicing of the improvements has been determined in relationship to the entirety of the cost of such maintenance and service expenses.

b. The assessments do not exceed the reasonable cost of the proportional special benefits conferred on each parcel.

c. Only special benefits have been assessed, and the general benefits have been separated from the special benefits.

d. All publicly owned parcels within the District that derive special benefits from the maintenance and servicing of the improvements have been assessed for such special benefits.

SECTION 8. The assessments for the District contained in the Report for Fiscal Year 2022/23 are hereby confirmed and levied upon the respective lots or parcels within the District as set forth in said Report. Subsequent annual assessments, in amounts not to exceed an established maximum annual assessment may be confirmed and levied without further assessment ballot proceedings pursuant to the Assessment Law. Each fiscal year, beginning Fiscal Year 2023/24, the maximum amount of each assessment may be increased by the formula contained in the Report without further compliance with the assessment ballot procedures required under the Assessment Law.

SECTION 9. The public interest and convenience requires and this legislative body does hereby order the maintenance work to be made and performed as set forth in the Report.

SECTION 10. The diagram and assessments shall be filed in the Office of the City Clerk. Said diagram and assessments, and the certified copy thereof, shall be open for public inspection.

SECTION 11. The City Clerk is hereby ordered and directed to immediately file by no later than the third Monday in August 2022 a certified copy of the diagram and assessment with the Los Angeles County Auditor.

SECTION 12. After the filing of the diagram and assessment, the Los Angeles County Auditor shall enter onto the Los Angeles County assessment roll opposite each lot or parcel of land, the amount assessed thereon as shown in the assessment.

SECTION 13. The assessments shall be collected at the same time and in the same manner as Los Angeles County secured taxes are collected and all laws providing for the collection and enforcement of Los Angeles County taxes shall apply to the collection of the assessments.

SECTION 14. The assessments as above confirmed and levied for these proceedings will provide revenue to finance the maintenance of authorized improvements in the fiscal year commencing July 1, 2022 and ending June 30, 2023.

SECTION 15. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

Approved as to form:

_____
Christopher L. Beck
City Attorney

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ABSENT:_____

Date: _____ _____
Shanae S. Smith, City Clerk

Exhibit A

Certificate of Tabulation Official
and
Statement of Assessment Ballots Submitted

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
ss. CITY OF PALMDALE)

The undersigned, the duly authorized tabulation official appointed by the City Council of the City of Palmdale, DOES HEREBY CERTIFY that pursuant to the provisions of Article XIIID of the Constitution of the State of California and the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following), I did tabulate the assessment ballots timely submitted, and not withdrawn, in the assessment ballot proceedings pertaining to the City of Palmdale Landscape Maintenance Assessment District No. 2020-290.

I FURTHER CERTIFY that this Statement of Assessment Ballots Received shows the assessment ballots submitted, and not withdrawn, in favor of the proposed assessment and the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment, each total weighted according to the financial obligation of the affected properties for which the assessment ballots were submitted.

Total assessment ballots distributed	
Total assessment ballots received	
Total assessment ballots invalidated	
Assessment ballots received in favor of the proposed assessment:	
Weighted value of assessment ballots received in favor of the proposed assessment	
Percent of assessment ballots received in favor of the proposed assessment	
Assessment ballots received in opposition to the proposed assessment:	
Weighted value of assessment ballots received in opposition to the proposed assessment	
Percent of assessment ballots received in opposition to the proposed assessment	

This certification is executed this ___ day of _____, 2021 in Palmdale, California.

By: _____

Title: _____

CITY OF PALMDALE

Engineer's Report For:

Landscape Maintenance Assessment District No. 2020-290

Tract No. 54209

November 2021

Fiscal Year 2022/23

Prepared by:

NBS
helping communities fund tomorrow
nbsgov.com

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32605 Temecula Parkway, Suite 100
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1. INTRODUCTION

1.1 District History

The City of Palmdale ("City") provides maintenance and servicing of certain publicly owned landscaped areas and detention basins throughout it's jurisdictional boundaries. The City funds the maintenance of these landscaping projects and improvements through assessments as described in Section 2 of this Report. The City formed the Landscape Maintenance Assessment District (the "Assessment District") and there are currently 248 existing zones covering approximately 29,000 parcels. The assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution, the Proposition 218 Omnibus Implementation Act (Division 2 of the California Government Code §53739 et seq.), and the Landscaping and Lighting Act of 1972 (Division 15 of the California Streets and Highways Code §22500 et seq.) collectively, the "Assessment Law".

As a condition of approval, Tract number 54209 is required to fund landscape maintenance associated with the frontage improvements for a 97 lot residential subdivision including a drainage basin (lots 88 and 93) and three sets of drywells. The property proposed to be included in the District consists of 95 single family residential homes on 28.71 acres of property. The Landscape Maintenance Assessment District No. 2020-290 (the "District") is proposed to fund the maintenance and servicing of street trees and other landscape maintenance (the "Improvements") that benefit the residential subdivision that forms the District.

1.2 Legislative Context

Determinations of special and general benefits must comply with the requirements of Assessment Law. The following is a description of the legislative context within which this report is written.

In 1996, California Voters adopted Proposition 218, the "Right to Vote on Taxes Act" which added Articles XIII C and XIII D to the California Constitution. Article XIII D imposes certain substantive and procedural requirements on any agency that wishes to levy special assessments.

The substantive requirements are twofold: (1) assessments can only be imposed for a "special benefit" conferred on an assessed parcel, and (2) assessments must be in proportion to, and no greater than, the special benefit conferred on an assessed parcel.

The special benefit and proportionality requirements are described in Section 4, Subdivision (a) of Article XIII D: "*An agency which proposes to levy an assessment shall identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed. The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the capital cost of a public improvement, the maintenance and operation expenses of a public improvement, or the cost of the property related service being provided. No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel. Only special benefits are assessable, and an agency shall separate the general benefits from the special benefits conferred on a parcel*…"

In addition to its substantive requirements, Article XIII D imposes certain procedural requirements, which include preparing an engineer's report, providing written notice to property owners, providing assessment protest ballots to property owners, holding a public hearing, and tabulating the assessment protest ballots.

1.3 Court Rulings

Since the initial passage of Proposition 218, several court rulings have helped provide context and direction on the practical implementation procedures and requirements for levying assessments. Several of the key concepts from these rulings are summarized below.

1.3.1 GENERAL BENEFIT

Article XIII D requires an agency to separate the general benefits from the special benefits conferred because only special benefits are assessable.

The Court of Appeal in *Golden Hills Neighborhood Assn., Inc. v. City of San Diego* (2011) ("*Golden Hills"*) clarified this concept by stating, "*Separation and quantification of general and special benefits must be accomplished by apportioning the cost of a service or improvement between the two and assessing property owners only for the portion of the cost representing special benefits*."

The Court of Appeal in *Beutz v. County of Riverside* (2010) ("*Beutz"*) quoted from the Legislative Analyst's Office pamphlet titled "Understanding Proposition 218" which states an agency must, "*estimate the amount of special benefit landowners would receive from the project or service, as well as the amount of 'general benefit.' This step is needed because Proposition 218 allows local government to recoup from assessments only the proportionate share of cost to provide the special benefit.*"

The Court in *Beutz* furthered this idea stating, "*Separating the general from the special benefits of a public improvement project and estimating the quantity of each in relation to the other is essential if an assessment is to be limited to the special benefits*."

1.3.2 BENEFIT-BASED NOT COST-BASED

In *Bonander v. Town of Tiburon* (2009) ("*Tiburon"*), the Court of Appeal clarified the idea that assessments must be apportioned based upon benefit rather than cost. The Court stated, "*Proportionate special benefit is the basis upon which a project's total assessable costs are apportioned among parcels within an assessment district.*"

The assessment on a particular property cannot be based on the relative cost of the improvements, but rather the special benefit conferred on such property. The Court in *Tiburon* also stated, "*an assessment represents the entirety of the cost of the improvement or property-related service, less any amount attributable to general benefits (which may not be assessed), allocated to individual properties in proportion to the relative special benefit conferred on the property*."

1.3.3 PUBLIC PROPERTY

Section 4, Subdivision (a) of Article XIII D states, in part, "*Parcels within a district that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly owned parcels in fact receive no special benefit.*" Historically, there had been differing opinions about whether this requirement that publicly owned property should not be exempt actually meant those properties must be assessed.

The Court of Appeal in *Manteca Unified School District v. Reclamation District No. 17 et al* (2017) *("Manteca")* clarified this issue by stating, *"section 4, subdivision (a) of article XIII D of the California*

Constitution unambiguously conditions any continuing benefit assessment exemption on a showing by clear and convincing evidence of no special benefit."

1.3.4 IMPRECISION

The Court in *Tiburon* acknowledged the difficulty of trying to precisely assign and measure special benefit, stating, "*Any attempt to classify special benefits conferred on particular properties and to assign relative weights to those benefits will necessarily involve some degree of imprecision.*"

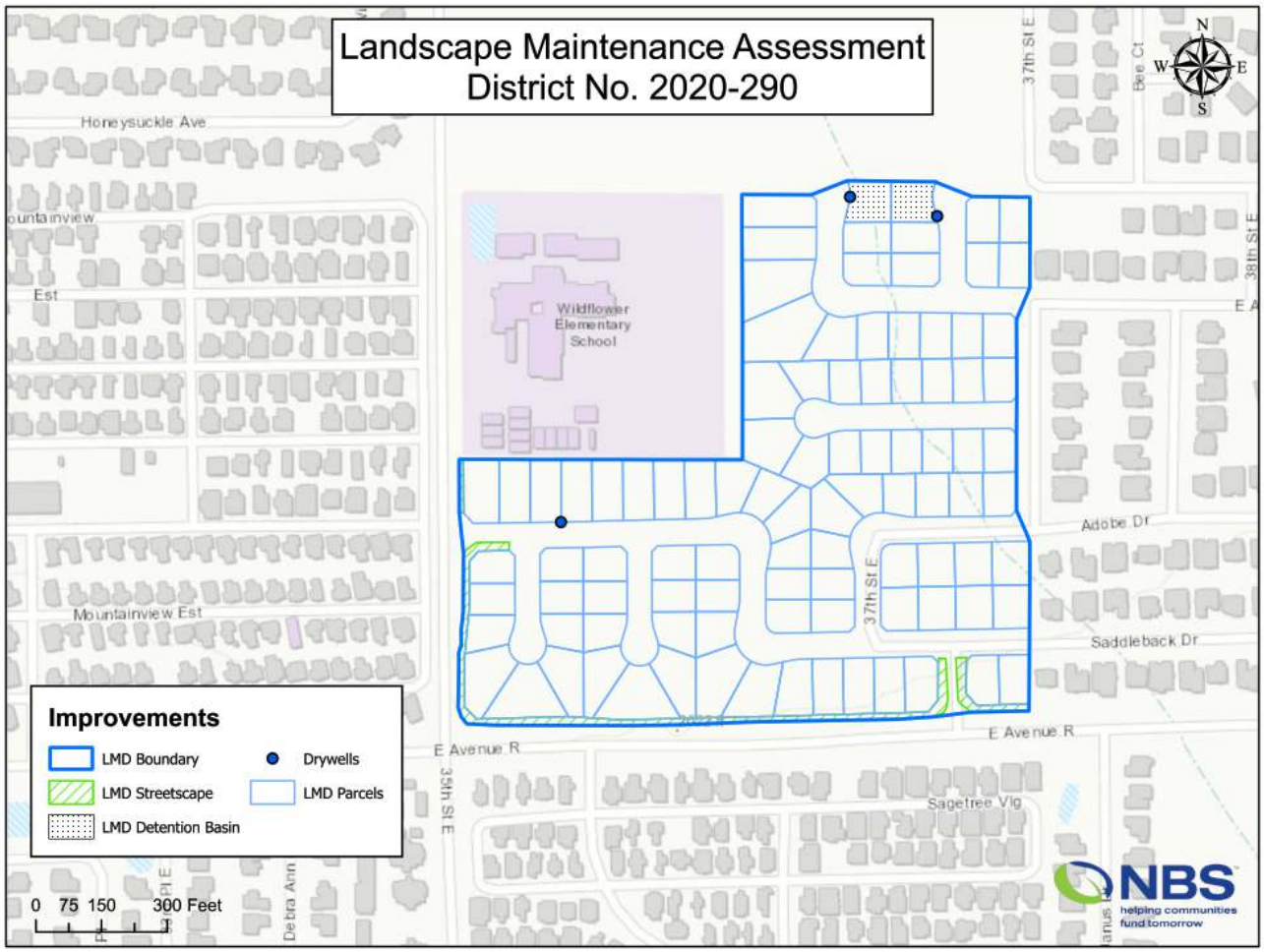
The Court in *Tiburon* went on to say that a formula assigning equal weight to different special benefits *"may be a legally justifiable approach to measuring and apportioning special benefits,* [but] *it is not necessarily the only valid approach. Whichever approach is taken to measuring and apportioning special benefits, however, it must be both defensible and consistently applied*."

2. IMPROVEMENTS

The City seeks to fund the following services and maintenance activities:

- Street Trees and Other Landscape Maintenance

The services and maintenance activities listed above are collectively referred to as the "Improvements." A diagram detailing the proposed area in which the Improvements can be found is below. The Assessment Diagram for the District can be found in Section 8 of this report.



2.1 Street Tree and Other Landscape Maintenance

The City wishes to fund ongoing maintenance and servicing of trees and landscaping including, but not limited to, trees, shrubs, grass and other ornamental vegetation, a drainage basin (lots 88 and 93), three sets of drywells and appurtenant devices, including irrigation systems, watering, and other associated landscape maintenance along 35th Street East and East Avenue R with the City, as well as incidental expenses, associated with the frontage improvements for 95 single family residential parcels located between Avenue Q-12, 37th Street East, East Avenue R and 35th Street East.

3. BENEFITS

The Improvements will confer special benefits upon certain parcels within the District. These benefits are summarized in the table below:

Improvement	Benefit(s)
Street Tree and Other Landscape Maintenance	Improved Aesthetics Increased Desirability

The special benefits to be conferred by the Improvements are detailed below.

3.1 Street Tree and Other Landscape Maintenance – Improved Aesthetics and Increased Desirability

The street trees and other landscaping activities will confer aesthetic benefits. Specifically, the street trees are believed to create a more beautiful, aesthetically pleasing environment within the District. A study by the University of George found "*People's preferences for locating areas of social interactions in calming, beautiful, and nature-dominated areas revolve around the presence of community trees and forests*" (Coder, 1996). The same study noted "*Large old street trees were found to be the most important indicator of attractiveness in a community*" (Coder). Therefore, the street tree improvements will confer aesthetic benefits to properties in close proximity.

The Improvements will confer desirability benefits upon all parcels within the District. The Improvements are designed to create a more welcoming environment for the residents within the District. They also make properties in the area more desirable. The presence of natural areas and green landscapes are positively related to neighborhood satisfaction (Kearney, 2006). Therefore, the Improvements will confer desirability benefits.

4. SPECIAL BENEFIT DISTRIBUTION

Once special benefits are identified, they must be assigned based on the estimated proportionate special benefit derived by each parcel. This section describes the assignment of special benefit to each parcel.

4.1 Building Factor

It is believed parcels of the same use will experience different degrees of special benefit in relation to differences in their building size. For example, a parcel with a large building will experience greater special benefit than a parcel with a small building. Accordingly, as building size increases, parcels are considered to receive proportionately greater special benefit. Therefore, these parcel characteristics are deemed appropriate factors for determining proportional special benefit.

The parcels within the District are proposed to be single family residential homes of similar size and use, consequently it is expected the parcels will experience a similar degree of special benefit from the Improvements. Therefore, the Building Factor for each parcel is 1.00.

4.2 Land Use Type

In addition to building size, a parcel's land use type will also affect the special benefits received. Following the assignment of each planned parcel building factor, Land Use Benefit Points were assigned. These benefit points correspond to the special benefits described in the Benefits section of this report.

Each parcel within the proposed District boundary is assigned a land use type for purposes of determining the special benefits received. Below is a description of the land use type category to be assessed within the District.

> **Single Family Residential Property** consists of parcels that are detached with a residential structure intended exclusively for residential purposes.

4.2.1 APPORTIONING AESTHETIC BENEFIT

The Aesthetic Benefits conferred by the Improvements will be enjoyed by all assessable land use types. The benefit of visual appeal is not restricted to a particular land use. A more attractive public environment can be enjoyed by all parcels irrespective of land use type. Accordingly, each assessable land use type will be assigned one Aesthetic Benefit Point.

As a property-related benefit, improved aesthetics from tree and landscaping improvements can be measured by the characteristics of a parcel, namely the presence of a building and its size. Larger parcels and parcels with larger developments have a greater intensity of use and will experience the Aesthetic Benefits to a greater degree than smaller, less-developed parcels. Therefore, the Building Factor is used to measure Aesthetic Benefits.

4.2.2 APPORTIONING DESIRABILITY BENEFIT

As a result of the Aesthetic benefit conferred by the continued maintenance of the improvements, services and activities, the overall desirability of the District will increase. Desirability is largely affected by conditions in the public realm, places where people naturally interact with each other and their community including streets, parks, transportation terminals and other public facilities. Desirability also refers to the

environmental and social quality of an area as perceived by residents and visitors. This includes local environmental conditions, the quality of social interactions, opportunities for recreation and entertainment, aesthetics, and existence of unique cultural and environmental resources. Therefore, Improvements will confer desirability benefits upon all parcels within the District.

4.2.3 LAND USE BENEFIT POINTS

The table below summaries the Land Use Benefit Points assigned to each parcel within the District:

Land Use Type	Aesthetic	Desirability	Total Land Use Benefit Points
Single Family Residential	1	1	2

4.3 Total Special Benefit Points

The calculation of Total Special Benefit Points for each parcel takes into account each component analyzed and described above, parcel characteristics, and land use. The formula for determining each parcel's Total Benefit Points is as follows:

Building Factor	X	Land Use Benefit Points	=	Total Special Benefit Points

The Total Special Benefit Points are computed for each parcel in the District. The Total District Special Benefit Points are 188. These Total District Special Benefit Points are used to determine the proposed assessment amounts on each parcel.

Below is a sample Total Special Benefit Points calculation for a typical parcel in the District:

Building Factor		Land Use Benefit Points		Total Special Benefit Points
1.00	X	2.00	=	2.00

5. SEPARATION AND QUANTIFICATION OF GENERAL BENEFITS

As described in the Introduction, only special benefits are assessable and in order to assess only special benefits, the general benefits resulting from the Improvements must be separated and quantified. This section describes the process used to separate and quantify the general benefits.

5.1 Summary

As detailed below, it is estimated the Improvements will confer an Effective General Benefit of 26.00%.

5.2 General Benefits Identified

Section 4 of Article XIIID of the California Constitution provides that once a local agency which proposes to impose assessments on property has identified those parcels that will have special benefits conferred upon them and upon which an assessment will be imposed, the local agency must next "separate the general benefits from the special benefits conferred," and only the special benefits can be included in the amount of the assessments imposed.

General benefit is an overall and similar benefit to the public at large resulting from the maintenance of the Improvements provided by the assessments levied. The Improvements to be maintained by the District are located within the District boundaries only. There will be no District maintenance activities provided for Improvements located outside of the District boundaries.

The ongoing maintenance of the Improvements will provide aesthetic and desirability benefits to the property within the District. However, it is recognized that the ongoing maintenance activities will also provide a level of benefit to some property within proximity to the District, as well as individuals passing through. Therefore, the general benefit created as a result of the District maintenance activities has been considered.

5.3 General Benefit Analysis

As a result of the maintenance and operation of the Improvements, there will be a level of general benefit to people that do not work or intend to conduct business within the District. In order for property within the District to be assessed only for that portion of special benefits received from the District's maintenance activities, general benefits provided by the ongoing maintenance of the improvements need to be quantified. The amount of general benefit that is provided from the District's maintenance activities cannot be funded via property owners' assessments.

5.4 General Benefit: Vehicles Passing Through the District

5.4.1 ARTERIAL STREETS

The boundaries of the District include landscaping on two arterial streets, 35th Street East and East Avenue R. While portions of these streets are within the boundaries of the District, it is recognized that not all traffic will access property within the District, but instead pass-through. As a result of the operational and well-

maintained landscaping, there will be a level of general benefit conferred to this pass-through vehicle traffic driving along 35th Street East and East Avenue R. As such, the benefit derived by this pass-through vehicle traffic needs to be quantified. In order to do this, we must first estimate the average daily vehicle trips through the District on these arterial streets. Traffic count data for 35th Street East and East Avenue R was provided by the City of Palmdale Traffic Transportation Division. As illustrated in the table below, the total estimated daily traffic through the District is 8,706.50 vehicle trips.

Arterial Streets	Estimated Average Daily Vehicle Trips
35th Street East	1,960
East Avenue R	6,747
Total Vehicle Trips	**8,706.50**

In order to identify the approximate number of pass-through trips, the number of daily vehicle trips that occur within the District must be estimated. To accomplish this, we utilize the average daily trip ("ADT") rates for single family homes from the ITE Trip Generation Report, 9th Edition to estimate the daily vehicle trips for each property within the District. The estimated number of daily vehicle trips generated by properties within the District is approximately 896.80, as summarized below:

Land Use Type	Estimated Daily Vehicle Trips
Single Family Residential ADT Value (1)	9.44
Total Single Family Residential Homes	95
District Vehicle Trips	**896.80**

(1) From the ITE Trip Generation Report, 9th Edition

Therefore, the estimated number of pass-through vehicle trips allocated to the Arterial Streets is 7,809.70:

Estimated Vehicle Trips Through the District		Estimated District Generated Vehicle Trips		Estimated Pass-Through Vehicle Trips
8,706.50	-	896.80	=	7,809.70

To estimate the total time these pass-through vehicles spend within the District and receive benefit from the Improvements, we must take into account the total length of 35th Street East and East Avenue R within the District, as well as the average traffic speed of each street (using current local speed limits):

Arterial Street	Length (in Miles) Within District		Average Speed Within District (MPH)		Travel Time (in Hours) Through District per Vehicle
35th Street East	0.250	/	55	=	0.0045
East Avenue R	0.240	/	50	=	0.0048
Totals	**0.490**				**0.0093**

Applying the total travel time through the District per vehicle of 0.0093 hours to each of the pass-through vehicle trips results in an aggregate daily pass-through time of 72.99 hours, in which vehicles passing through the District spend in proximity to the Improvements:

Travel Time (in Hours) Through District per Vehicle	Estimated Pass Through Vehicle Trips	Total Pass-Through Time (in Hours)
0.0093	7,809.70	72.99

Further, the amount of time that the District properties spend in proximity to the Improvements should also be considered to determine the overall benefit of the Improvements. Properties within the District are permanently located in close proximity to the Improvements and experience the most benefit from these Improvements during the dusk to dawn hours, approximately 12 hours per day. Vehicles passing through only receive benefit from the Improvements while passing through the District. As such, the previously identified daily pass-through time for vehicles receiving limited benefit from the Improvements should be compared to the total time the District properties benefit from being in permanent proximity to the District Improvements:

Time Class	Hours	Percentage
Total Pass-Through Time	72.99	6.017%
Total District Property Time (1)	1,140	93.983%
Totals	**1,213**	**100.000%**

(1) Equals the number of properties in the District (95) multiplied by 12 (hours).

Of the total benefits provided by the District Improvements, the percentage of time allocated to vehicles passing through the District is 6.017%. Therefore, this percentage reflects the amount of general benefit accruing to vehicles passing through the District on Arterial Streets.

5.4.2 LOCAL/COLLECTOR STREETS

For purposes of determining general and special benefits, all streets within the District other than the specific streets listed as arterial streets above are considered local or collector streets. The local/collector streets within the District are intended to serve individual neighborhoods and not to be pass-through streets, but cul-de-sacs or loop roads to reduce through traffic. In addition, according to the City's Adopted General Plan Circulation Element[1], "a system of local and collector streets serves residential neighborhoods while protecting them from intrusion of through traffic flow…local street patterns should provide access between subdivisions within a neighborhood, with the exception of through traffic which should be directed onto major and secondary arterials" (January 25, 1993).

From a visual inspection of the layout of the District, one must conclude that the purpose of the local/collector streets is exclusively intended for the benefit of the parcels on such streets. There is no local street that provides a direct or efficient means of traveling from one place to another such that one could reasonably expect a driver to purposefully choose the residential community's local streets as the best route for travel unless necessary because the route either began or ended with a parcel in the District. A route beginning or ending with a parcel within the District does not include the "general public" for purposes of determining general benefit.

[1] *Extracted from the City of Palmdale General Plan Circulation Element, page C-5, Adopted January 25, 1993*

However, one can imagine a minimal degree of pass-through traffic even on something such as a cul-de-sac. As expressed by the Court in Beutz v. County of Riverside (2010), "... courts of this state have long recognized that virtually all public improvement projects provide general benefits."

Given the location to the Oak Tree Learning Center Elementary School and E. Palmdale Boulevard, there are bound to be drivers that make use of the local/collector streets for no other reason but to turn around or go back from where they came, especially if they are dropping their children off at the school. Additionally, given the nature of the street landscaping, one could imagine a small degree of "residential tourism" wherein drivers and pedestrians are in fact simply "passing through" to enjoy the beautiful views of the homes, the natural surroundings, or visiting friends.

Additionally, the commonly accepted distance people will walk for public transportation, goods and services is one-quarter mile. Although unlikely, a person may decide to use the paths within the District, particularly for those walking children to the school nearby. A conservative estimate of 1.00% for each scenario would result in the general benefit portion of the improved aesthetics and increased desirability resulting from the street landscaping improvements to be 2.00%.

5.4.3 BICYCLE PASS-THROUGH TRAFFIC

An estimated 1% of all US trips are made by bicycle[2]. There is a bike lane on East Avenue R fronting the District. According to the National Household Travel Surveys, 49% of bike trips are for recreation, exercise, and sports[3]. As a result of the District maintenance activities, there will be a level of general benefit to bicycle traffic that is not associated with property in the District. As such, the general benefit portion of the improved aesthetics and increased desirability benefits resulting from the landscaping improvements is estimated to be .50%, rounded up to 1.00%.

Pass-thru Biking General Benefit	1.00%

5.4.4 COLLECTIVE DISTRICT-WIDE GENERAL BENEFIT

Since the District is comprised of improved aesthetics and desirability benefits resulting from the Improvements, the activity of vehicles, pedestrians and bicycles passing through the District must be addressed in a collective form rather than independently. This general benefit result is provided in the table below:

Pass-through Traffic Arterial Streets General Benefit	6.017%
Pass-through Traffic Local/Collector Street General Benefit	2.000%
Pass-thru Bicycle Traffic General Benefit	1.000%
Total General Benefit	**9.017%**

[2] *U.S Department of Transportation. Federal Highway Administration. (2011). Summary of Travel Trends: 2009 National Household Travel Survey. (Report No. FHWA-PL-11-022). Retrieved from http://nhts.ornl.gov*

[3] *Pucher, J., Buehler R., Meron, F., and Bauman, A. American Journals of Public Health, Supplement 1, Vol 101, No S1 (2011). Walking and Cycling in the United States, 2001-2009: Evidence from the National Household Travel Surveys. Retrieved from http://www.ncbi.nlm.nih.gov/pubmed/21551387*

6. BUDGET

The following table summarizes the estimated annual costs to fund the Improvements for Fiscal Year 2022/23:

Description	Amount
Maintenance	
Street Tree and Landscape Maintenance	$59,331.88
Dry Well and Detention Basin Maintenance	49,487.50
Irrigation Maintenance and Repairs	1,814.50
Water and Electric Costs	4,264.24
Administration	
Engineer/Consultant Costs	1,000.00
Total Cost of Improvements	**$115,898.12**

6.1 Maximum Balance to Be Assessed

The total maximum amount to be assessed upon the specially benefitting parcels is the total cost of the Improvements, as detailed above, less the portion of Maintenance costs attributable to General Benefit as detailed in the Separation and Quantification of General Benefits section.

The calculation of the balance to be assessed is shown below:

Description	Amount
Total Cost of Improvements	$115,898.12
Less Maintenance General Benefit Portion (9.017%)	(10,450.52)
Rounding	0.50
Total Cost of Improvements to Be Assessed	**$105,448.10**

6.2 Maximum Assessment Rate per Special Benefit Point

The Maximum Assessment Rate per Special Benefit Point is determined by dividing the Total Cost of Improvements to Be Assessed by the sum of the Total District Special Benefit Points noted in Section 5. The calculation of the Maximum Assessment Rate per Special Benefit Point is shown below:

Description	Amount
Balance to Be Assessed	$105,448.10
Total District Special Benefit Points	190
Maximum Assessment Rate per Special Benefit Point(1)	**$554.99**

(1) Beginning July 1, 2023 the maximum assessment per Special Benefit Point will be increased by the change in the February to February Consumer Price Index for all Urban Consumers, for the Los Angeles-Long Beach-Anaheim CA region compared year over year not to exceed 3% annually.

The Maximum Assessment Rate per Special Benefit Point is multiplied by each parcel's Total Special Benefit Points to determine a maximum assessment amount per parcel. Below is a sample total maximum assessment calculation for a typical parcel in the District:

Maximum Assessment Rate per Special Benefit Point		Total Special Benefit Points		Total Maximum Assessment Amount Per Parcel
$554.99	X	2.00	=	$1,109.98

6.3 Annual Maximum Assessment Rate Increases

Each parcel's actual assessment is determined by multiplying the assessment rate by the parcels total specific benefit points. If the total District Special Benefit Points change in future years, the allowable annual Maximum Assessment Rate will not be recalculated. The allowable annual Maximum Assessment Rate per Special Benefit Point, plus the annual cost of living inflator, will remain fixed. The actual annual assessment rate will be calculated by dividing the fiscal year's net cost estimate to be assessed by the fiscal year's total Special Benefit Points, not to exceed the allowable annual Maximum Assessment Rate for that fiscal year. The Maximum Assessment Rate per Special Benefit Point is escalated each year on July 1 by the annual change in the February to February Consumer Price Index for all Urban Consumers, for the Los Angeles-Long Beach-Anaheim CA region not to exceed 3% annually, beginning July 1, 2023.

In any given year, the assessments may be levied at any rate sufficient to meet the estimated budget, as long as the actual assessment rate does not exceed the Maximum Assessment Rate for that fiscal year.

6.4 Future Changes to Parcel Characteristics

Future changes to parcel characteristics (building, frontage, and land use) will cause changes in the total assessment revenue. The assessment revenue for any given year will be the product of the District's parcel characteristics and the budget in effect for such fiscal year. Development within the District that increases the overall building square footage, for example, will lead to increased assessment revenue, even if the assessment rate is not increased.

6.5 Data for Annual Assessment Calculations

Each year, as part of the assessment calculation procedures, the City or its designated consultant shall determine the land use type for each parcel based on the County Assessor's use code or other supplementary information made available and deemed reliable. The parcel characteristics of building square footage shall similarly be based on the County Assessor's secured rolled data for the applicable year and may be supplemented with other reliable data sources.

Assessment amounts may change over time in accordance with changes to parcel characteristics including land use type and building square footage.

6.6 Appeals

If any property owner believes the data used to calculate the assessment is inaccurate for any reason, the property owner shall submit, in writing, a request for review to the City. The property owner shall provide documentation needed to support the request for review. The City or its designated consultant shall review the request and provide a response to the property owner. The property owner must be current in the payment of all assessments when filing the request for review and must remain current during the review process. The property owner should continue to pay any regular property taxes due according to the County's due dates.

If the review conducted by the City or its designated consultant results in changes to any parcel characteristics used to compute the assessment, the City or its designated consultant shall recalculate the assessment. When recalculating the assessment, the assessment rates actually applied in such fiscal year shall be used. Only the assessment for the parcel or parcels subject to review shall be recalculated.

If the recalculated assessment is less than the amount submitted to the County on the secured property tax roll, the difference shall be credited back to the property owner. This credit shall be limited to the current fiscal year and the prior fiscal year, if applicable. The "fiscal year" shall follow the County's fiscal year for property taxes, from July 1 to June 30. The applicable fiscal year shall be determined by the date the request for review is submitted to the City.

> *For example, if a request for review is submitted to the City during Fiscal Year 2023/24, the Fiscal Year 2023/24 and 2022/23 assessments will be reviewed. The property owner credit shall be limited to any difference calculated for Fiscal Year 2023/24 (the current fiscal year) and Fiscal Year 2022/23 (the prior fiscal year).*

The credit may be provided in the form of a check to the property owner, an adjustment to the current year's property tax roll (if possible), or a credit to the succeeding year's assessment thereby reducing the amount placed on the secured property tax roll for such year.

If the recalculated assessment is greater than the amount submitted to the County on the secured property tax roll, the City or its designated consultant shall apply the recalculated assessment to the succeeding year's property tax roll and no adjustments shall be made to the prior or current fiscal years' assessments.

In any dispute over parcel characteristic data used to compute assessments, the City shall make a conclusive determination and its decision shall be final.

6.7 Method of Collection

The assessments will be collected annually on the County's secured property tax roll. The assessments will be subject to the County's assigned due dates and late penalties. However, the City may choose to collect the assessments in an alternate manner (including directly billing the property owner) as may be deemed appropriate or necessary by the City.

7. ENGINEER'S STATEMENT

The City of Palmdale Landscape Maintenance Assessment District No. 2020-290 assessments described in this Report have been prepared pursuant to Article XIII D of the California Constitution, the Proposition 218 Omnibus Implementation Act (Division 2 of the California Government Code §53739 et seq.), and the Landscaping and Lighting Act of 1972 (Division 15 of the California Streets and Highways Code §22500 et seq.) collectively, the "Assessment Law".

1. I have identified all parcels that will have a special benefit conferred upon them by the Improvements described in Section 4 of this Report (the "Specially Benefited Parcels").
    a. For particulars as to the identification of these parcels, reference is made to the Assessment Diagram, a copy of which is included in Section 8 of this Report.
2. I have assessed the estimated costs and expenses of the Improvements upon the Specially Benefited Parcels. In making such assessment:
    a. The proportionate special benefit derived from the Improvements by each Specially Benefited Parcel was determined in relationship to the entirety of the cost of the Improvements;
    b. No assessment has been imposed on any Specially Benefited Parcel which exceeds the reasonable cost of the proportional special benefit conferred on such parcel by the Improvements; and
    c. The general benefits have been separated from the special benefits and only special benefits have been assessed.

I, the undersigned, respectfully submit this District and Annual Levy Report and, to the best of my knowledge, information and belief, this Report, the assessments, and the Assessment Diagram herein have been prepared and computed in accordance with the Assessment Law.

By: John G Egan 11-24-21

John G. Egan
Assessment Engineer
R.C.E. 14853

8. ASSESSMENT DIAGRAM

The following pages contain the assessment diagram for the District.

ASSESSMENT DIAGRAM
LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 2020-290

CITY OF PALMDALE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

ID	APN	ID	APN
1	3020-042-001	50	3020-042-050
2	3020-042-002	51	3020-042-051
3	3020-042-003	52	3020-042-052
4	3020-042-004	53	3020-042-053
5	3020-042-005	54	3020-042-054
6	3020-042-006	55	3020-042-055
7	3020-042-007	56	3020-042-056
8	3020-042-008	57	3020-042-057
9	3020-042-009	58	3020-042-058
10	3020-042-010	59	3020-042-059
11	3020-042-011	60	3020-042-060
12	3020-042-012	61	3020-042-061
13	3020-042-013	62	3020-042-062
14	3020-042-014	63	3020-042-063
15	3020-042-015	64	3020-042-064
16	3020-042-016	65	3020-042-065
17	3020-042-017	66	3020-042-066
18	3020-042-018	67	3020-042-067
19	3020-042-019	68	3020-042-068
20	3020-042-020	69	3020-042-069
21	3020-042-021	70	3020-043-001
22	3020-042-022	71	3020-043-002
23	3020-042-023	72	3020-043-003
24	3020-042-024	73	3020-043-004
25	3020-042-025	74	3020-043-005
26	3020-042-026	75	3020-043-006
27	3020-042-027	76	3020-043-007
28	3020-042-028	77	3020-043-008
29	3020-042-029	78	3020-043-009
30	3020-042-030	79	3020-043-010
31	3020-042-031	80	3020-043-011
32	3020-042-032	81	3020-043-012
33	3020-042-033	82	3020-043-013
34	3020-042-034	83	3020-043-014
35	3020-042-035	84	3020-043-015
36	3020-042-036	85	3020-043-016
37	3020-042-037	86	3020-043-017
38	3020-042-038	87	3020-043-018
39	3020-042-039	88	3020-043-019
40	3020-042-040	89	3020-043-020
41	3020-042-041	90	3020-043-021
42	3020-042-042	91	3020-043-022
43	3020-042-043	92	3020-043-023
44	3020-042-044	93	3020-043-024
45	3020-042-045	94	3020-043-025
46	3020-042-046	95	3020-043-026
47	3020-042-047	96	3020-043-900
48	3020-042-048	97	3020-043-901
49	3020-042-049		

FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, THIS ____ DAY OF _____, 20__.

_____
CITY CLERK
CITY OF PALMDALE
COUNTY OF LOS ANGELES

RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THE CITY OF PALMDALE ON THE LOTS, PIECES AND PARCELS OF LAND ON THIS ASSESSMENT DIAGRAM ON THE ____ DAY OF _____, 20__.

_____
CITY CLERK
CITY OF PALMDALE
COUNTY OF LOS ANGELES

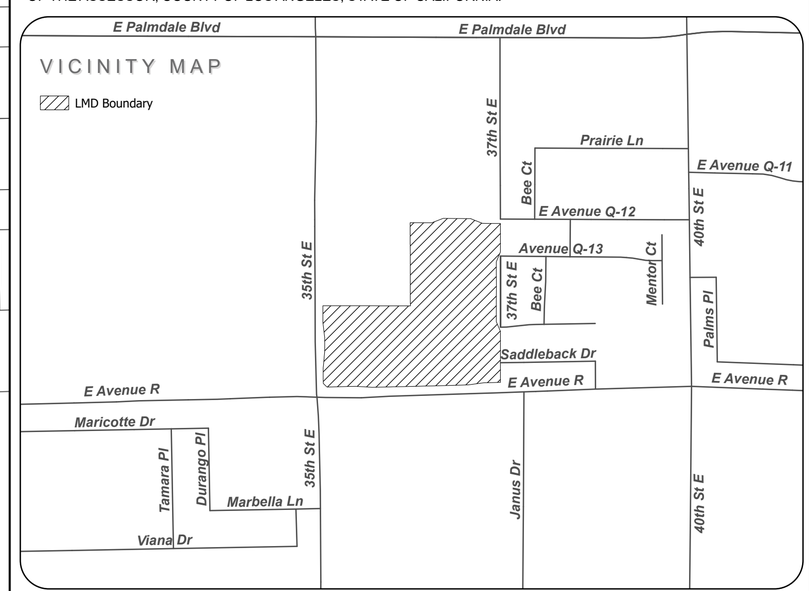
AN ASSESSMENT WAS LEVIED BY THE CITY COUNCIL OF THE CITY OF PALMDALE ON THE LOTS, PIECES, AND PARCELS OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM. THE ASSESSMENT WAS LEVIED ON THE ____ DAY OF _____, 20__; THE ASSESSMENT DIAGRAM AND ASSESSMENT ROLL WERE RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS OF THAT CITY ON THE ____ DAY OF _____, 20__. REFERENCE IS MADE TO THE ASSESSMENT ROLL RECORDED IN THE OFFICE OF THE SUPERINTENDENT OF STREETS FOR THE EXACT AMOUNT OF EACH ASSESSMENT LEVIED AGAINST EACH PARCEL OF LAND SHOWN ON THIS ASSESSMENT DIAGRAM.

_____
CITY CLERK
CITY OF PALMDALE
COUNTY OF LOS ANGELES

FILED THIS ____ DAY OF _____, 20__, AT THE HOUR OF __ O'CLOCK _M, IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

_____
COUNTY RECORDER
COUNTY OF LOS ANGELES

FOR PARTICULARS OF THE LINES AND DIMENSIONS OF ASSESSOR PARCELS, REFERENCE IS MADE TO THE MAPS OF THE ASSESSOR, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



Source: Los Angeles County GIS
Geographic Coordinate Reference: GCS North American 1983
Projection: NAD 1983 StatePlane California V FIPS 0405 Feet

NBS

9. ASSESSMENT ROLL

The following pages contain the proposed 2022/23 assessment roll for the District.

City of Palmdale

Landscape Maintenance Assessment District No. 2020-290

Fiscal Year 2022/23 Proposed Maximum Assessment

I.D.	Assessor's Parcel Number	Fiscal Year 2022/23 Proposed Maximum Assessment
1	3020-042-001	$1,109.98
2	3020-042-002	1,109.98
3	3020-042-003	1,109.98
4	3020-042-004	1,109.98
5	3020-042-005	1,109.98
6	3020-042-006	1,109.98
7	3020-042-007	1,109.98
8	3020-042-008	1,109.98
9	3020-042-009	1,109.98
10	3020-042-010	1,109.98
11	3020-042-011	1,109.98
12	3020-042-012	1,109.98
13	3020-042-013	1,109.98
14	3020-042-014	1,109.98
15	3020-042-015	1,109.98
16	3020-042-016	1,109.98
17	3020-042-017	1,109.98
18	3020-042-018	1,109.98
19	3020-042-019	1,109.98
20	3020-042-020	1,109.98
21	3020-042-021	1,109.98
22	3020-042-022	1,109.98
23	3020-042-023	1,109.98
24	3020-042-024	1,109.98
25	3020-042-025	1,109.98
26	3020-042-026	1,109.98
27	3020-042-027	1,109.98
28	3020-042-028	1,109.98
29	3020-042-029	1,109.98
30	3020-042-030	1,109.98
31	3020-042-031	1,109.98
32	3020-042-032	1,109.98
33	3020-042-033	1,109.98
34	3020-042-034	1,109.98
35	3020-042-035	1,109.98
36	3020-042-036	1,109.98
37	3020-042-037	1,109.98
38	3020-042-038	1,109.98
39	3020-042-039	1,109.98
40	3020-042-040	1,109.98
41	3020-042-041	1,109.98
42	3020-042-042	1,109.98

City of Palmdale
Landscape Maintenance Assessment District No. 2020-290
Fiscal Year 2022/23 Proposed Maximum Assessment

I.D.	Assessor's Parcel Number	Fiscal Year 2022/23 Proposed Maximum Assessment
43	3020-042-043	1,109.98
44	3020-042-044	1,109.98
45	3020-042-045	1,109.98
46	3020-042-046	1,109.98
47	3020-042-047	1,109.98
48	3020-042-048	1,109.98
49	3020-042-049	1,109.98
50	3020-042-050	1,109.98
51	3020-042-051	1,109.98
52	3020-042-052	1,109.98
53	3020-042-053	1,109.98
54	3020-042-054	1,109.98
55	3020-042-055	1,109.98
56	3020-042-056	1,109.98
57	3020-042-057	1,109.98
58	3020-042-058	1,109.98
59	3020-042-059	1,109.98
60	3020-042-060	1,109.98
61	3020-042-061	1,109.98
62	3020-042-062	1,109.98
63	3020-042-063	1,109.98
64	3020-042-064	1,109.98
65	3020-042-065	1,109.98
66	3020-042-066	1,109.98
67	3020-042-067	1,109.98
68	3020-042-068	1,109.98
69	3020-042-069	1,109.98
70	3020-043-001	1,109.98
71	3020-043-002	1,109.98
72	3020-043-003	1,109.98
73	3020-043-004	1,109.98
74	3020-043-005	1,109.98
75	3020-043-006	1,109.98
76	3020-043-007	1,109.98
77	3020-043-008	1,109.98
78	3020-043-009	1,109.98
79	3020-043-010	1,109.98
80	3020-043-011	1,109.98
81	3020-043-012	1,109.98
82	3020-043-013	1,109.98
83	3020-043-014	1,109.98
84	3020-043-015	1,109.98

City of Palmdale

Landscape Maintenance Assessment District No. 2020-290

Fiscal Year 2022/23 Proposed Maximum Assessment

I.D.	Assessor's Parcel Number	Fiscal Year 2022/23 Proposed Maximum Assessment
85	3020-043-016	1,109.98
86	3020-043-017	1,109.98
87	3020-043-018	1,109.98
88	3020-043-019	1,109.98
89	3020-043-020	1,109.98
90	3020-043-021	1,109.98
91	3020-043-022	1,109.98
92	3020-043-023	1,109.98
93	3020-043-024	1,109.98
94	3020-043-025	1,109.98
95	3020-043-026	1,109.98
96	3020-043-900	0.00
97	3020-043-901	0.00
97 Parcels		**$105,448.10**

10. REFERENCES

Beutz v. County of Riverside, 109 Cal. Rptr. 3d 851 (Cal. Ct. App. 2010)

Bonander v. Town of Tiburon, 147 Cal. App. 4th 1116 (Cal. Ct. App. 2007)

Coder, Kim D. "Identified Benefits of Community Trees and Forests." *University of Georgia Cooperative Extension Service - Forest Resources Publication*, October 1996.

Golden Hill Neighborhood Assn. v. City of San Diego CA4/1, D062203 (Cal. Ct. App. 2013)

Kearney, Anne R. "Residential Development Patterns and Neighborhood Satisfaction: Impacts of Density and Nearby Nature." *Environment and Behavior*, 38, 112-139, 2006.

Manteca Unified School District v. Reclamation District No. 17 et al, C077906 (Cal. Ct. App. 2017)

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION**

DISTRICT: **CITYWIDE**

SUBJECT: **ADOPT RESOLUTION NO. CC 2022-011 APPROVING GENERAL PLAN AMENDMENT 21-004 FOR THE DRAFT 2021-2029 HOUSING ELEMENT, DIRECT CITY STAFF TO MAKE MINOR REVISIONS TO THE ADOPTED HOUSING ELEMENT IF REQUIRED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PRIOR TO CERTIFICATION AND FIND THAT THE ADDENDUM TO ENVIRONMENTAL IMPACT REPORT (EIR) 11-01, PREVIOUSLY CERTIFIED BY THE CITY OF PALMDALE IN 2012, IS APPROPRIATE FOR THE PROJECT**

ISSUE

Adopt Resolution No. CC 2022-011 approving General Plan Amendment (GPA) 21-004 for the 2021-2029 Draft Housing Element, direct City staff to make minor revisions to the adopted Housing Element if required by the California Department of Housing and Community Development (HCD) prior to certification and find that the Addendum to Environmental Impact Report (EIR) 11-01, previously certified by the City of Palmdale in 2012, is appropriate for the project.

RECOMMENDATION

The Planning Commission recommends that the City Council:

1. Receive public testimony regarding the Housing Element;
2. Adopt Resolution No. CC 2022-011;
3. Direct City Staff to make minor revisions to the adopted Housing Element if required by HCD prior to certification; and,
4. Find that the Addendum to EIR 11-01, previously certified by the City of Palmdale in 2012, is appropriate for the project.

BACKGROUND

State law requires each city to adopt a General Plan to guide land use and development. Among the various elements of the General Plan is the Housing Element, which establishes policies and programs for maintaining and improving existing housing, as well as accommodating development of new housing to meet the City's assigned share of housing needs under the Regional Housing Needs Assessment (RHNA).

The City's current Housing Element was adopted in 2013. State law requires that the Housing Element be updated every eight years. The City's current Housing Element covers the planning period from 2013 to 2021, which is referred to as the 5th Housing Element cycle in reference to the five required updates that have occurred since comprehensive revision to State Housing Element law in 1980. The 6th planning cycle, for the City's Housing Element spans the 2021-2029 period.

California Department of Housing and Community Development Review and Certification

An important difference between the Housing Element and other elements of the General Plan is the extent of State oversight. Under California law, land use and development are generally within the authority of cities through the adoption of policies and regulations in General Plans and municipal codes. However, State law establishes many specific limitations on city land use authority with regard to housing.

The State legislature has also declared an adequate supply of housing to be a matter of statewide importance and has delegated authority to the California Department of Housing and Community Development (HCD) to review Housing Elements and certify their compliance with State law. While certification is not mandatory, it is important to enhance eligibility for grant funds and support local land use authority.

State Law requires that the Housing Element include the following components:

- An analysis of the City's population, household and employment base, and the characteristics of the housing stock;
- A summary of the present and projected housing needs of the City's households;
- A review of potential constraints to meeting the City's identified housing needs;
- An evaluation of opportunities that will further the development of new housing; and,
- A statement of the Housing Plan to address the identified housing needs.

The focus of the Housing Element is on the needs of lower-income persons and special needs such as homelessness and persons with disabilities. One of the most important requirements is that each city must adopt land use plans and regulations that create sufficient opportunities for residential development to accommodate its assigned share of the statewide housing need.

RHNA

Prior to each Housing Element planning cycle, the region's total housing need is established by HCD based primarily on population growth trends and existing housing issues such as overcrowding and overpayment. The total housing need for the Southern California region is then distributed to cities and counties by the Southern California Association of Governments (SCAG) based upon criteria established in State law. The SCAG region includes Los Angeles, Orange, Riverside, San Bernardino, Imperial and Ventura counties.

In late 2019, HCD issued a RHNA determination of 1,341,827 additional housing units for the SCAG region during the 2021-2029 period. Following HCD's RHNA determination, SCAG prepared a methodology for distributing the total RHNA to jurisdictions in the region consistent with criteria established by State law. In early 2020, SCAG's Regional Council adopted the RHNA methodology and the final RHNA Plan was adopted on March 4, 2021. Housing needs allocated through the RHNA process are distributed among the income categories shown in Table 1.

Affordable housing rents and purchase prices are determined based on State policy that households should not have to pay more than 30% of their gross income for suitable housing. Affordability numbers are adjusted each year based on the countywide median income and family size. Table 2 shows the RHNA allocations for Palmdale, Los Angeles County and the SCAG region. The RHNA also allocates total housing need to the income categories, the 6th cycle RHNA allocation by income category for Palmdale is shown in Table 3.

TABLE 1: RHNA INCOME CATEGORIES

Income Category.	% of County Median Income
Extremely low*	Up to 30%
Very low*	31-50%
Low	51-80%
Moderate	81-120%
Above Moderate	Over 120%

Source: California Government Code Sec. 65584(f)
*RHNA allocations for the extremely-low and very-low categories are combined into a single number

TABLE 2: 6th CYCLE RHNA- PALMDALE, LOS ANGELES COUNTY AND SCAG REGION

	Palmdale	Los Angeles County	SCAG Region
Additional housing need 2021-2029 (units)	6,640	812,060	1,341,827

Source: SCAG, March 4, 2021

TABLE 3: 6th RHNA BY INCOME CATEGORY- PALMDALE

Very Low	Low	Moderate	Above Moderate	Total
1,777	935	1,004	2,924	6,640

Source: SCAG, March 4, 2021

Under current law, cities are not penalized if actual housing production does not achieve the RHNA allocation, but cities may be required to streamline the approval process for qualifying housing developments that meet specific standards (such as affordability and prevailing wage labor requirements) if housing production falls short of the RHNA allocation.

As such, the Housing Element must demonstrate compliance with the RHNA by analyzing the city's capacity for additional housing based on an evaluation of land use patterns, development regulations, potential constraints (such as infrastructure availability and environmental conditions) and real estate market trends. The analysis must be prepared at a parcel-specific level of detail and identify properties where additional housing could be built under current regulations. State law requires that the site analysis demonstrate that city land use plans and regulations provide adequate capacity to fully accommodate its RHNA allocation in each income category. If the current development capacity is not sufficient to fully accommodate the RHNA, the Housing Element must describe proactive steps the City will take to increase housing capacity commensurate with the RHNA – typically through amendments to land use plans and development regulations that could facilitate production of additional housing.

DISCUSSION

The draft Housing Element evaluates the potential capacity for additional housing based on the General Plan and zoning and has concluded that current capacity for additional housing is sufficient to accommodate the RHNA allocation at each income level. State law allows local governments to receive credits toward RHNA housing goals with housing units constructed, building permits issued, and projects approved during the RHNA planning period. Therefore, the City will be able to meet the RHNA housing goals for this cycle with a combined effort of potential ADUs, current pipeline projects including the Anaverde Nuevo Specific Plan, Ritter Ranch Specific Plan, and the development potential on vacant sites throughout the City.

FISCAL IMPACT

The Housing Element establishes policies and programs for maintaining and improving existing housing, as well as accommodating development of new housing to meet the City's assigned share of housing needs under RHNA. Approval of the Housing Element creates opportunity for construction of housing and contribution toward and/or

construction of future infrastructure improvements, which have been determined necessary to support future development. Long term fiscal impacts will include revenue from property tax and the expenditures associated with providing services to future residents and patrons.

STRATEGIC PLAN

Goal II: Ensure long-term fiscal health of the City and maintain funding for services.

D. Pursue alternative financing opportunities for continued infrastructure improvements and quality community programs.

Goal III: Invest in infrastructure to improve community livability.

C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.
D. Transform housing inventory to meet the changing lifestyle and market demands.

Prepared by:	Brenda Magaña, Senior Planner
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	J.J. Murphy, ICMA-CM, City Manager
Approved as to form:	Christopher Beck, City Attorney

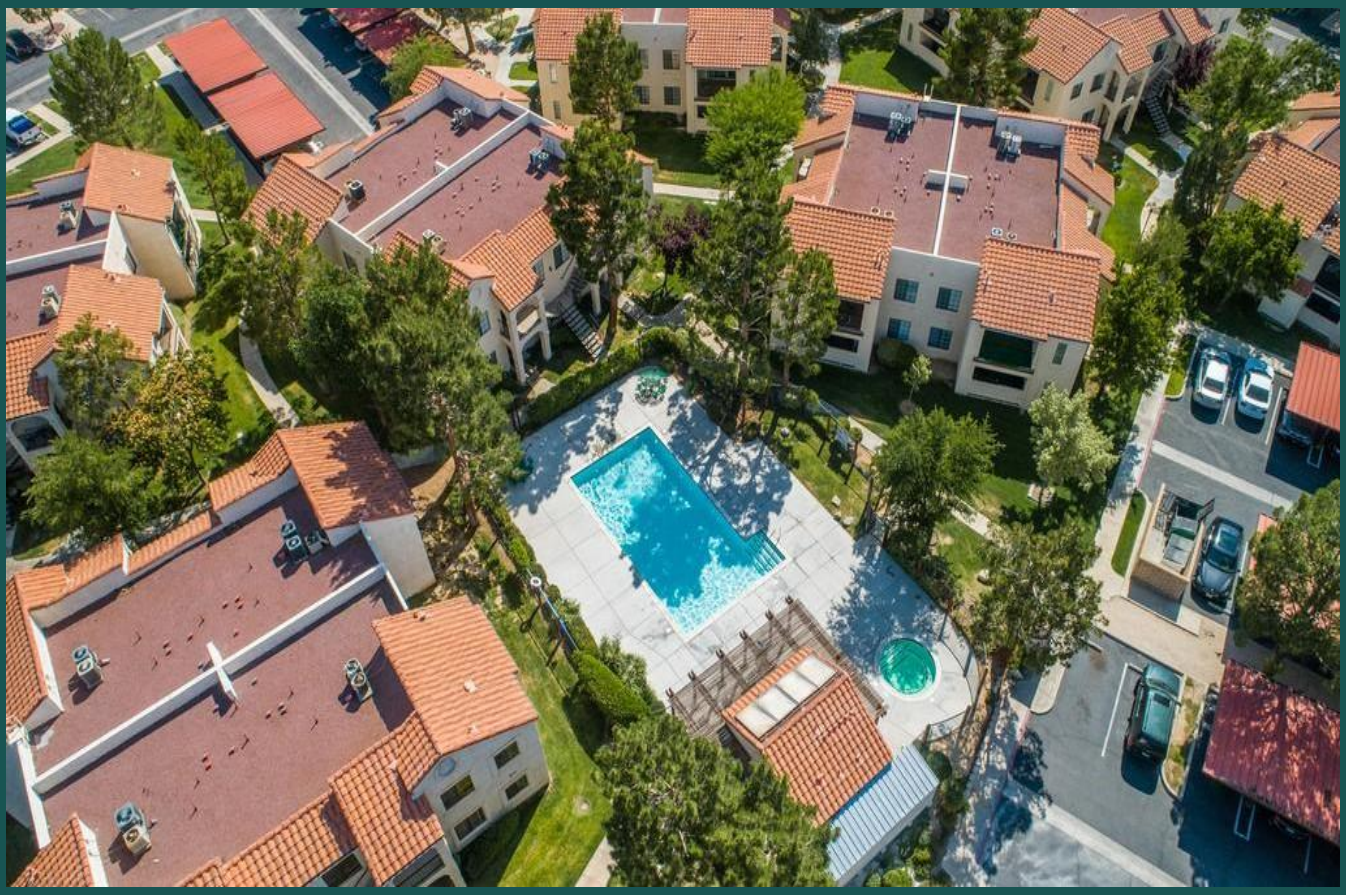
ATTACHMENT

1. Draft 2021-2029 Housing Element
2. Resolution No. CC 2022-011

PALMDALE GENERAL PLAN

2021-2029 Housing Element

DRAFT FOR ADOPTION | DECEMBER 7, 2021



Envision PALMDALE 2045
a complete community

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1. Introduction

1.1 Legal Framework

This 2021-2029 Housing Element represents the City of Palmdale's effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State's major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This Housing Element covers the planning period of October 15, 2021, to October 15, 2029.

State Law requires that the Element include the following components:

- An analysis of the City's population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City's households.
- A review of potential constraints to meeting the City's identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A statement of the Housing Plan to address the identified housing needs.

1.2 Sources of Data

The Housing Element update relies on a variety of data sources to document the demographic and housing characteristics. These include:

- 2010 Census and 2015-2019 American Community Survey for demographic and housing data
- 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) by HUD for housing problems by income group
- 2021 Population and Housing Estimates by the State Department of Finance

These are the most recent sets of data available for the Housing Element update.

1.3 Relationship to the General Plan

This Housing Element is being updated as part of the comprehensive update to the General Plan, including the Safety and Environmental Justice Elements. As such, all elements of the General Plan have been reviewed for internal consistency. As individual elements are updated in the future, the City will review the various related elements for consistency. Pursuant to SB 1087, upon adoption of the 2021-2029 Housing Element update, the City will provide a copy to its water and sewer service providers.

2. Community Outreach

2.1 Community-wide Outreach

To make the Housing Element and larger General Plan update successful, extensive involvement by the community was prioritized to fully understand their values and ideas for the future. There were many opportunities for members to express their visions, collaborate with neighbors, and explore possible innovations in housing, transportation, recreation, and economic development throughout multiple outreach events. Specifically, during the engagement, the City conducted stakeholder interviews, online surveys, and virtual workshops. The General Plan update involved longtime residents, new residents, seniors, youth, clubs, organizations, business owners, and many more. Although in-person outreach was extremely limited due to COVID-19 constraints, the community adapted and found meaningful ways to get involved through digital engagement platforms. The City made sure to reach out and invite members of all segments of the population including across the geographic, demographic and socio-economic spectrum. A summary of outreach activities conducted during the multi-year planning effort is provided below.

During the last two years, the City has conducted an extensive outreach campaign for the General Plan Update, including the Housing Element, with the goal of reaching as many community members as possible. This includes input and participation from low income and special needs residents, and those who are not typically engaged in civic or planning processes.

Appendix A of this Element has a detailed listing of the outreach efforts undertaken by the City. A summary of these activities are described below. Many outreach methods were used to raise awareness and promote the various activities. A citywide notification campaign was undertaken in both English and Spanish, which included print, digital and radio components.

Electronic noticing was a key component in the notification process. The following is a complete list of the electronic notification methods:

- English/Spanish paid and organic social media posts via city social portals
- Digital geotargeting
- Digital press releases in the Antelope Valley Press, Antelope Valley Times and the Antelope Valley Daily News
- Spanish ads via Café Con Leche radio show
- 15-minute interviews on Spanish radio
- The Palmdale Minute weekly video segments in English and Spanish
- Palmdale Connections online newsletters
- English/Spanish project e-blasts
- Electronic billboard advertisements in both English and Spanish (two locations)
- Internal and external City and project websites

Print notifications. The project team used print notification as another key component in the notification process. This effort was made in an attempt to reach those in the community who have limited or no online/digital access to notification materials. All print materials were distributed in both English and Spanish. The following is a complete list of the print notification methods and repository sites:

- Flyers to Palmdale Aerospace Academy and Palmdale School District for inclusion in school lunch program
- Posters in the Neighborhood House community garden
- Flyers and posters in the City maintenance yard
- Vinyl banners at the Palmdale Library and select City parks
- Flyers, posters and postcards to the AV Hispanic Chamber
- Postcards in the library
- Flyers and surveys at Legacy Commons Senior Center
- Print advertisements in El Sol Magazine, AV Smart Buys and Palmdale Connections Magazine
- Articles in the Antelope Valley Press, Antelope Valley Tines, and Antelope Valley Daily News. Digital press releases in the Antelope Valley Press, Antelope Valley Times, and the Antelope Valley Daily News

2.2 Stakeholder Focus Group Meetings

Three rounds of stakeholder interviews and focus groups took place between 2019 and 2021. The General Plan team sought input from employers, non-profits, service providers, faith-based organizations, community-based organizations, the educational and medical community, economic development, business, and real estate community, Spanish speaking and underserved community, County Pocket stakeholders, first responders and service organizations.

The initial round of meetings sought input on issues, opportunities, strengths, and weaknesses. Participants brainstormed key challenges and opportunities their organization and the larger Palmdale community faces now and into the future. This set the stage for existing conditions and highlighted needs and opportunities for the visioning process.

The second round of interviews solicited feedback on the three draft land use alternatives. The GP Team walked through each of the land use alternatives and asked targeted questions to learn which alternative was most supported by each organization and why.

The final round of interviews presented the preferred land use alternative and highlighted the differences between the three alternatives and the final preferred land use alternative.

2.3 General Plan Advisory Committee

The Palmdale City Council appointed a diverse 13-member General Plan Advisory Committee (GPAC) comprised of residents who meet and collaborate regularly to provide community insight

throughout the City's General Plan Update process. Over the course of the General Plan Update, the GPAC has met 17 times to discuss critical topics related to the General Plan, including housing. The GPAC held one meeting focused on housing in December 2019 that provided an overview of existing housing conditions in Palmdale to solicit input on housing needs. Housing Element requirements, Regional Housing Needs Allocation (RHNA), and potential areas of change and stability were also discussed in the meeting. The information in parenthesis and italics below are specific Housing Element programs that address the public's comments). Comments received include:

- Denser development; however, such development may command higher costs as the City has an abundance of vacant land that is more affordable. *(Addressed in HE Program 1: Adequate Sites for RHNA and Program 2: By-Right Approval of Projects with 20 Percent Affordable Units).*
- Programs that support aging in place and first-time homebuyers. *(Addressed in HE Program 9: Homeownership Assistance Programs and Program 15: Senior Housing).*
- Variety of housing types such as mixed use, cottage clusters, mobile homes, and small lot single-family homes. *(Addressed in HE Program 1: Adequate Sites to Meet the RHNA, Program 3: Accessory Dwelling Units and Program 13: Mobile Home Space Rent Control).*
- Need for affordable housing *(Addressed in HE Program 1. Adequate Sites for RHNA, Program 2: By-Right Approval of Projects with 20 Percent Affordable Units, Program 6: Affordable Housing Land Bank, Program 7: Affordable Housing Development, Program 8: Zoning Amendments and Program 14: Conversion of At-Risk Units*

During the meeting, GPAC members and the public identified areas of stability and areas of potential change.

2.4 Community Events and Workshops

Over the course of the General Plan Update, three community workshops were held. The first was held as an in-person event on both a Saturday morning (August 24, 2019) and a Tuesday evening (August 27, 2019) (same materials presented at both) at the Palmdale Aerospace Academy and Highland High School. These locations were selected to serve both the East and West sides of town and to accommodate residents with differing schedules. This series focused on identifying what makes Palmdale unique, developing a shared vision for the General Plan update, and reviewing issues and opportunities.

Due to the COVID-19 Pandemic, the next two workshops were held as virtual events. The second workshop was a live virtual event hosted on August 8, 2020, that included an online survey that was open between July 15-August 23, 2020 to receive input on the three proposed concepts for future land use regulations in the City. The survey was available 24-hours a day, 7-days a week. Paper copies were also distributed throughout the City.

The third workshop was a live virtual presentation hosted on February 4, 2021. The City hosted an online survey accompanied with a briefing book that detailed the preferred land use alternative for the City's General Plan update. The online platform invited feedback on the preferred land use alternative which will ultimately become the City's updated General Plan Land Use Map. The survey and briefing book was available 24-hours a day, 7-days a week between January 13-February 17, 2021. Paper copies were also distributed throughout the City.

At all workshops, live Spanish interpretation was provided for participants, as well as workshop materials available in Spanish. Members of the public could request American Sign Language (ASL) or other language interpretation in advance of the meeting. Both workshops were recorded and posted to the Palmdale2045 YouTube channel to be viewed at any time following the events.

Key housing-related comments received include:

- Current development interest in Palmdale *(Addressed in HE Program 3: Accessory Dwelling Units, Program 8: Zoning Amendments, Program 13: Mobile Home Program 15: Senior Housing and Program 16: Developmentally Disabled)*.
- Senior and multifamily housing *(Addressed in HE Program 15: Senior Housing, Program: 1 Adequate Sites for RHNA*).
- Vertical mixed-use development *(A mixed use corridor is created in the General Plan for longer-term development)*
- Vacant parcels within city limits allow for targeted infill development *(Addressed in HE Program 1: Adequate Sites for RHNA and Program 6: Affordable Housing Land Bank).*
- Palmdale's homeless population is increasing *(Addressed in HE Program 8: Zoning Amendments).*
- Existing development regulations that hinder new urbanism development *(Addressed in HE Program 8: Zoning Amendments as well as the upcoming General Plan and Development Code Updates)*

2.5 Surveys

As mentioned above, the City of Palmdale General Plan Team utilized surveys as a means of collecting feedback from the community throughout several phases of the General Plan Update process. Three surveys have been administered throughout the General Plan Update process, all available in English and Spanish for several weeks. Residents, employees, and other interested parties could participate in the online version or complete a hard copy version. Surveys were available at major city events, City Hall, Libraries, and other city facilities. In addition, social service providers and religious organizations distributed hard copy surveys to residents with limited mobility and those who lacked internet access. In some instances, gift card incentives were provided for residents to fill out surveys while waiting at food distribution days hosted by SAVES and SALVA.

The initial survey was an online icebreaker survey to inform residents of the ongoing General Plan Update, collect feedback related to daily life in Palmdale, and demographics information. The survey was available on the Palmdale General Plan Update website (Palmdale2045.org) from April 2019 to August 2019.

The second survey was part of the land use alternatives phase hosted on ArcGIS StoryMaps, which was released prior to the second workshop virtual live event. The online survey was available between July 15-August 23, 2020.

The preferred land use alternative survey was the third of the series, open between January 13-February 17, 2021, accompanied with a briefing book that detailed the preferred land use alternative for the City's General Plan Update.

2.6 Pop-Up Workshops

The City of Palmdale held five pop-up workshops at local events to identify what makes Palmdale unique, develop a shared vision for the General Plan Update, and review issues and opportunities. The first series was held in the Fall of 2019 and included interactive activities with the residents who attended. The second series of nine promotional pop-up events were held in the summer of 2020 and focused primarily on spreading awareness for the virtual engagement activities to follow.

2.7 City Council and Planning Commission Briefings

Over the course of the General Plan Update, Palmdale City Council and Planning Commission will be regularly provided with project updates to receive feedback. The first phase of the General Plan Update took place in Fall 2019 and included discovery and visioning for the future of Palmdale. The phase one briefing to City Council and Planning Commission included an overview of the project status, existing conditions, community engagement, and the draft vision and guiding principles.

In a two-step approach, the General Plan Team presented decision-makers with the community's vision for the future General Plan land use map. The results from a series of community engagement events on three land use alternatives was presented to Planning Commission and City Council in September 2020. Following direction from both decision-making bodies, the General Plan Team revised the three concepts into one preferred map, referred to as the "preferred land use alternative." The preferred alternative received community feedback and direction which was later presented to Planning Commission and City Council in March 2021. Decision-makers provided additional direction and endorsed the preferred land use map.

At the May 13, 2021, Planning Commission meeting, the General Plan Update Team presented an overview of Housing Element requirements and their relationship to the General Plan. This presentation included the Regional Housing Needs Assessment (RHNA), the City's preliminary strategy for meeting its RHNA, and the process and tentative schedule for the Housing Element Update.

2.8 Envision Palmdale 2045 Website

The Palmdale 2045 website contained a wealth of resources for the community. Project updates, background information, existing surveys, summaries of public engagement activities, and notices of opportunities to participate are readily available to the public.

2.9 Housing Element Public Review

The Draft Housing Element was published on the City's website on September 3, 2021. An email blast was sent to over 1,400 interested parties, including community stakeholders, key property owners and developers. The City also published an announcement on City website and social media. Comments could be emailed to the General Plan Team at generalplan@cityofpalmdale.org

3. Housing Needs Assessment

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: 1) Community Profile, 2) Household Profile, 3) Special Housing Needs, 4) Housing Stock Characteristics, 5) Housing Preservation Needs, and 6) Regional Housing Needs

3.1 Community Profile

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Palmdale, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

3.2 Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community as characteristics affect the type and amount of housing needs. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

Population Growth

Table 1 shows Palmdale's population growth between 2000 and 2021. The population grew from 116,670 to 152,750 persons, an increase of 36,080 (23.6 percent) from 2000 to 2010. From 2010 to 2021, population growth in Palmdale has slowed considerably with only a two percent increase in population (3,324 persons).

Table 1: Population Growth (2000-2021)

Year	Population	Increase	Percent Increase
2000	116,670	--	--
2010	152,750	36,080	23.6%
2021	156,074	3,324	2.1%
Total		39,404	25.2%

Source: California Department of Finance (DOF), Report E-5. 2010 and 2021, and U.S. Census 2000

Although most population growth in Los Angeles County is due to natural increase[1] (the excess of births over deaths, excluding migration), affordable housing prices that draw working families in search of affordable single-family homes have been the engine driving population increase in Palmdale and will continue to do so during this Housing Element Cycle.

[1] California Department of Finance

Age Characteristics

Table 2 shows the age distribution of Palmdale in 2000, 2010, and 2019 and compares the age distribution of Palmdale's residents in 2019 to that of the County as a whole in 2019. Between 2000 and 2010 as Palmdale's population increased by more than 20 percent, the distribution by age group shifted somewhat with substantial changes in just a few age groups. The shift in ages has continued as the City's residents continue to grow older. Residents 55 and older make up a larger proportion of the City's residents than they did in 2010.

A community's current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for housing that requires less maintenance, or with supportive services. In order to create a balanced community, it is important to provide housing options that suit the needs of all age groups.

Table 2: Age Distribution

Age Group	2000	2010	2019	LA County 2019
0 - 4	9.3%	8.3%	7.8%	5.8%
5-14	22.9%	18.5%	16.8%	12.0%
15-19	8.9%	10.1%	8.3%	6.1%
20-24	5.4%	7.4%	7.7%	6.8%
25-34	12.7%	12.2%	13.0%	16.3%
35-44	18.4%	14.0%	12.2%	13.7%
45-54	11.3%	14.3%	13.5%	13.2%
55 - 64	5.4%	8.6%	11.4%	12.1%
65 - 74	3.4%	3.9%	5.7%	8.1%
75 plus	2.2%	2.7%	3.5%	6.0%
Total population	116,670	152,750	156,293	10,039,107

Source: 2000 and 2010 U.S. Census, 2015-2019 American Community Survey.

Race and Ethnicity Characteristics

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. A community's racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences.

Table 3 shows how Palmdale residents reported their race and or ethnicity in 2000, 2010 and 2015-2019 ACS. In 2019, about 60 percent of the City's residents identified as being Hispanic or Latino and 46 percent of residents identified as being White. Because the race and ethnicities are not mutually exclusive, residents can identify as multiple races/ethnicities. Since 2000 there has been a shift from a majority of the City's residents identifying as White to a majority in 2019 identifying as Hispanic or Latino. The number of Black or African American residents has declined since 2010, but still remains higher than that of 2000.

Table 3: Race and Ethnicity

Race	2000 Census percent		2010 Census percent		2019 ACS percent	
	Number	Percent	Number	Percent	Number	Percent
Total Population	116,670	--	152,750	--	156,293	--
Hispanic or Latino (and any other race)	43,725	37.5%	83,097	54.4%	94,377	60.4%
White	63,905	54.8%	74,901	49.0%	72,016	46.1%
Black or African American	16,913	14.5%	22,677	14.8%	20,569	13.2%
American Indian & Alaska Native	1,198	1.0%	1,316	0.9%	2,453	1.6%
Asian	4,468	3.8%	6,548	4.3%	7,321	4.7%
Native Hawaiian and Other Pacific Islander	224	0.2%	335	0.2%	597	0.4%
Some Other Race	23,858	20.4%	38,773	25.4%	45,516	29.1%
Two or more races	6,104	5.2%	8,200	4.8%	7,821	5.0%

Source: US Census 2000 and 2010, 2015-2019 American Community Survey.

The changes in Palmdale's racial and ethnic distribution make it more like that of Los Angeles County in the proportion of persons identifying themselves as Hispanic or Latino (and any other race) or White alone. Palmdale has a higher proportion of African Americans and a lower proportion of Asians than the County as a whole. Table 3 shows that in Palmdale 60.4 percent of the Palmdale population identifies as Hispanic or Latino; the proportion countywide is 48.5 percent.

3.3 Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

Income

Table 4 below compares the distribution of household income in 2010 with that in Palmdale and the County as a whole in 2019. Median income in Palmdale has increased since 2010 and has also had a decline in the proportion and number of households earning less than $10,000 per year. Although the County has a smaller proportion of households in the very lowest income groups and a larger proportion in the highest groups, median income countywide in 2019 is not much different than the City. According to the 2015-2019 American Community Survey (ACS), 15.6 percent of all Palmdale households and 14.9 percent of the County's households lived below the poverty level in 2019.

Table 4: Income Distribution in Palmdale (2000-2019)

Household Income	2010	2019	LA County 2019
Total Households	40,215	41,538	3,328,398
Less than $10,000	6.2%	3.9%	5.4%
$10,000 - 14,999	5.9%	3.1%	4.3%
15,000 - 24,999	10.1%	6.5%	7.5%
25,000 - 34,999	9.2%	9.7%	7.3%
35,000 - 49,999	14.4%	11.6%	10.5%
50,000 - 74,999	21.6%	17.9%	16.2%
75,000 - 99,999	13.9%	17.3%	12.4%
100,000 -149,999	12.0%	18.6%	16.8%
149,000-199,000	3.9%	6.6%	8.4%
200,000 or more	2.8%	4.8%	11.3%
Median Income	$53,048	$71,774	$72,797

Source: 2010 Census, 2015-2019 American Community Survey

Employment

In 2019, the three largest occupational categories for City residents were education/health/social services, retail, and manufacturing (Table 5). These categories accounted for one-third (44.8 percent) of jobs held by Palmdale residents.

Table 5: Employment by Industry 2019

Industry 2019	Number	Percent
Agriculture	533	0.8%
Construction	5,560	8.8%
Manufacturing	7,108	11.3%
Wholesale/Retail	1,683	2.7%
Retail	7,404	11.7%
Transportation	4,174	6.6%
Information	1,163	1.8%
Finance, Insurance, Real Estate	2,888	4.6%
Professional, management	5,811	9.2%
Education, health care, social services	13,746	21.8%
Arts, entertainment, food services	6,224	9.9%
Other	3,260	5.2%
Public Administration	3,486	5.5%
Total workforce	63,040	100.0%

Source: 2015-2019 American Community Survey

According to the 2020 Economic Roundtable Report prepared for the Greater Antelope Valley Economic Alliance (GAVEA), the 10 largest employers in the Antelope Valley are shown below in Table 6.

Table 6: Major Employers in the Antelope Valley 2020

Employer	Number of Employees
Northrop Grumman	28,000
Edwards Air Force Base	8,929
County of Los Angeles	3,933
Antelope Valley Hospital	2,425
AV Union High School District	2,300
AV Mall	1,800
Palmdale School District	1,792

Source: GAVEA, 2020 Economic Roundtable Report

The Antelope Valley lies in two different counties--Los Angeles County and Kern County. According to estimates in the 2020 GAVEA Economic Roundtable Report, there are a total of about 126,000 jobs in the Antelope Valley as a whole, with a majority of these being in Los Angeles County. The largest single employment sector is government employment in Los Angeles County.

3.4 Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single-person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family homes. This section details the various household characteristics affecting housing needs.

Household Type and Size

According to the 2019 ACS as shown in Table 7, among Palmdale households almost 50 percent were families with children present, the largest proportion in the surrounding area and the County as a whole. Palmdale also has the smallest proportion of single persons households and senior headed households. Santa Clarita has a slightly lower proportion of single-parent households than Palmdale.

Table 7: Household Characteristics (2018)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households
Palmdale	**16.1%**	**17.0%**	**47.6%**	**18.9%**
Lancaster	21.9%	18.8%	41.8%	26.1%
Santa Clarita	18.9%	21.0%	39.5%	16.2%
Los Angeles County	25.7%	22.3%	32.6%	21.5%

Source: 2015-2019 American Community Survey

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two

persons per household) traditionally can find suitable housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with three to four bedrooms.

Table 8 compares the household size in Palmdale to household size in the surrounding cities and the County. Palmdale had the highest average household size. In 2019, the average number of persons per household in the surrounding jurisdictions was 3.16 in Lancaster and 3.06 in Santa Clarita with an average of 2.99 in the County as a whole. Palmdale had an average of 3.60 persons per households.

Table 8: Average Persons per Household (2019)

Jurisdiction	Average Household Size
Palmdale	**3.60**
Lancaster	3.16
Santa Clarita	3.06
Los Angeles County	2.99

Source: 2015-2019 American Community Survey

Household Income

Household income indicates the wealth of a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is to be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as Los Angeles County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Combined, the extremely low, very low-, and low-income groups are referred to as lower income.[2]

Between 2013 and 2017, approximately 38 percent of Palmdale households earned above moderate incomes (Table 9), below countywide average. Approximately 62 percent of households had incomes in the very low-, low-, and moderate-income levels.

[2] Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low income based on State definition).

Table 9: Households by Income Category

Income Category (% of County AMI)	Palmdale	LA County
Very Low Income (50% AMI)	27%	26%
Low Income (80% AMI)	17%	15%
Moderate Income (120% AMI)	18%	16%
Above Moderate Income (>120% AMI)	38%	43%

Source: SCAG, RHNA Calculator, based on 2013-2017 ACS.

3.5 Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Palmdale. Detailed CHAS data based on the 2013-2017 ACS data is displayed in Table 10. Housing issues considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or,
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The identified vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (58 percent) compared to owner-households (38 percent).
- Elderly renter-families experienced the highest level of cost burden (35 percent).
- Approximately 77 percent of the extremely low income (households earning up to 30 percent of the AMI) and 77 percent very low-income households (households earning between 31 percent and 50 percent of the AMI) experienced housing problems.

Table 10: Housing Assistance Needs of Lower Income Households (2013-2017)

Household by Type, Income, and Housing Problem	Renters				Owners				Total
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low (0-30% HAMFI)	1,075	2,775	1,120	6,120	955	1,240	570	3,230	9,350
% with any housing problem	79.5%	88.1%	97.8%	85.4%	63.4%	81.0%	94.7%	76.8%	82.4%
% with cost burden >30%	79.5%	87.7%	96.0%	84.9%	61.8%	80.2%	82.5%	73.8%	81.1%
% with cost burden > 50%	54.4%	72.6%	76.8%	67.9%	42.9%	72.6%	67.5%	59.0%	64.8%
Very Low Income (31-50% HAMFI)	495	1,695	725	3,295	1,105	1,725	1,090	4,145	7,440
% with any housing problem	70.7%	83.5%	93.8%	82.9%	56.6%	84.1%	84.9%	76.8%	79.5%
% with cost burden >30%	71.7%	79.4%	79.3%	77.7%	56.6%	84.1%	78.9%	75.4%	76.4%
% with cost burden >50%	25.3%	29.8%	26.9%	28.2%	27.1%	50.4%	27.5%	37.5%	33.4%
Low Income (51-80% HAMFI)	205	1,295	840	2,810	1,040	2,700	2,020	6,255	9,065
% with any housing problem	65.9%	56.8%	60.1%	59.6%	42.8%	46.9%	62.1%	52.1%	54.4%
% with cost burden >30%	61.0%	54.1%	14.3%	44.3%	42.8%	45.9%	35.1%	42.8%	43.3%
% with cost burden > 50%	4.9%	2.3%	1.8%	2.3%	7.2%	7.2%	1.7%	6.0%	4.9%
Moderate Income (81% HAMFI)	380	1,770	785	3,640	2,275	8,040	2,445	14,575	18,215
% with any housing problem	34.2%	9.0%	29.3%	15.4%	11.9%	8.9%	21.7%	12.9%	13.4%
% with cost burden >30%	34.2%	6.5%	3.8%	8.7%	11.4%	8.1%	9.0%	10.3%	10.0%
% with cost burden > 50%	10.5%	0.0%	0.0%	1.1%	0.4%	1.0%	0.0%	1.1%	1.1%
Total Households	2,155	7,535	3,470	15,865	5,375	13,705	6,125	28,205	44,070
% with any housing problem	68.2%	63.1%	72.3%	64.2%	36.2%	32.4%	53.1%	38.3%	47.7%
% with cost burden >30%	68.0%	61.0%	51.9%	58.7%	35.7%	31.7%	36.9%	34.4%	43.1%
% with cost burden > 50%	35.3%	33.8%	30.8%	32.7%	14.8%	14.9%	11.8%	14.1%	20.8%

Note: This table presents the percent of households with housing problems by tenure, income, and household type. Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.
Elderly Households = 1- to 2-person households with elderly persons aged 62+ Small
Families = 2- to 4-person family households
Large Families = 5+ person family households
Other non-family households are not included in this table.
Source: HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2013-2017 ACS data.

Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. Overcrowding is generally defined as a housing unit occupied by more than one person per room (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Under State law a housing unit is considered overcrowded if there is less than 120 square feet of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional person. Overcrowding may indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

According to the 2015-2019 ACS data, 4.9 percent of Palmdale's owner-occupied units were overcrowded and another 1.3 percent very overcrowded (Table 11). However, overcrowding was more frequent among renter households with 10.3 percent reporting more than 1.01 persons per room and another 1.4 percent severely overcrowded with 1.5 or more persons per room.

Table 11: Overcrowded Households

Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
Total Overcrowded (>1.0 persons/room)	1,390	4.9%	1,555	10.3%	2,945	6.8%
Severely Overcrowded (>1.5 persons/room)	375	1.3%	214	1.4%	589	1.4%

Sources: 2015-2019 American Community Survey

Cost Burden

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of cost burden: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use cost burden indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define cost burden as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table 10 presented earlier provides cost burden detail by income group and household type for Palmdale between 2013 and 2017. Approximately 43 percent of low-income households, 75 percent of very low-income households, and 74 percent of extremely low-income households were cost burdened versus 10 percent of moderate income and above households.

3.6 Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Palmdale may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed include the elderly, persons with disabilities, homeless people, single parents, large households, military personnel, and farm workers (Table 12). Many of these groups overlap, for example many farm workers are homeless, and many elderly people have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Table 12: Special Needs Groups in Palmdale (2019)

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	10,545	--	--	--	--	24.3%
Senior Headed Households	7,377	5,424	19.2%	1,953	13.0%	17.0%
Seniors Living Alone	2,937	1,846	6.5%	1,091	7.2%	6.8%
Persons with Disabilities	18,562	--	--	--	--	11.9%
Large Households	10,465	7,067	24.9%	3,398	22.6%	24.1%
Single-Parent Households	5,991	--	--	--	--	13.8%
Female Headed Households (no spouse present)	8,094	3,540	12.5%	4,554	30.2%	18.6%
Female Headed Households with children (no spouse present)	4,495	--	--	--	--	10.4%
People Living in Poverty	24,152	--	--	--	--	15.6%
Farmworkers**	306	--	--	--	--	0.5%
Homeless	289	--	--	--	--	0.2%

** = All farming, fishing, and forestry occupations. Source: 2015-2019 American Community Survey

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Single-Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

In 2019 there were 4,495 female-headed families with children under age 18 in Palmdale of which 41.9 percent (1,883) were living below the poverty level. They made up 15.6 percent of all Palmdale families with children. In the County as a whole there are 211,592 female-headed households with children who constitute 23 percent of all County households with children. Countywide, the proportion of female-head households in poverty is substantially lower with 33.3 percent living below the poverty level.

Impoverished female-head Palmdale families with children are likely to need subsidized housing. Those without subsidized housing could be at risk of becoming homeless. Domestic violence is one of the factors that lead to homelessness for women and children who often must leave home in order to be safe from a battering spouse or domestic partner.

Resources

Lower income single-parent households can benefit from City programs that provide direct rental assistance (such as Housing Choice Vouchers) or that will facilitate the development of affordable housing.

Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding and can result in accelerated unit deterioration.

Table 13 shows that in 2019 28.4 percent of all owner-occupied households and 25.9 percent of all renter-occupied households had five or more persons. Overall, 27.6 percent of all Palmdale households had five or more persons.

Table 13: Large Households (2019)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-4 Persons	19,705	71.6	10,375	74.1	30,080	72.4
5+ Persons	7,828	28.4	3,630	25.9	11,458	27.6
Total	27,533	100.0	14,005	100.0	41,538	100.0

Source: 2015-2019 American Community Survey

Overall, a greater percentage of large renter families (72 percent) and large owner families (53 percent) experienced some sort of housing problem between 2013 and 2017 (Table 10).

Resources

Lower and moderate-income large households can benefit from various affordable housing programs. These affordable housing developments are assisted with City, State, and federal funds, and Housing Choice Vouchers, among others.

Seniors

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- Housing: Many seniors live alone and may have difficulty maintaining their homes.
- Income: People aged 65 and over are usually retired and living on a limited income.
- Health care: Seniors are more likely to have high health care costs.
- Transportation: Many of the elderly rely on public transportation; especially those with disabilities.

The limited income of many elderly persons often makes it difficult for them to find affordable housing. Table 14 shows that 14,522 persons were age 65 and over in Palmdale in 2019. This

accounted for 9.3 percent of residents, lower than the percentage in the surrounding area and the County as a whole.

Table 14: Persons Aged 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65+
Palmdale	156,293	14,522	9.3%
Lancaster	159,028	15,611	9.8%
Santa Clarita	213,411	25,075	11.7%
Los Angels County	10,081,570	1,335,978	13.3%

Source: 2015-2019 American Community Survey

From 2015-2019, 17 percent of City households were headed by someone 65 years old or older (Table 12). Of these households, the majority (74 percent) owned their homes, while the remainder (26 percent) rented their homes. Approximately 4,875 elderly households were considered lower income (Table 10).

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly 31 percent of Palmdale's senior population was listed as having one or more disabilities in the 2015-2019 ACS (Table 16). Among these disabilities, the most common were ambulatory difficulties (44 percent) and hearing difficulties (45 percent).

Resources

As of July 2021, there are 23 four- to six-bed residential care homes serving the elderly. Together these 23 facilities provide 129 beds for elderly persons who need assisted living.

Table 15: Licensed Residential Care Facilities in Palmdale

Facility Type	Facility Size (<= 6 beds)		Facility Size (>6 beds)	
	Number of Facilities	Total Number of Beds	Number of Facilities	Total Number of Beds
Residential Care Facilities for the Elderly*	23	129	--	--
Adult Residential Facilities**	30	138	1	60

* = Residential Care Facilities for the Elderly are facilities that provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.

** = Adult Residential Facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Source: State of California, Community Care Licensing Division, 2021

Persons with Disabilities (Including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2015-2019 ACS defines six types of disabilities: hearing difficulties, vision difficulties, cognitive difficulties, ambulatory difficulties, self-care difficulties, and independent living difficulties. A more detailed description of each disability is provided below:

- Hearing difficulty: Refers to respondents who are deaf or have serious difficulty hearing.
- Vision difficulty: Refers to respondents who are blind or have serious difficulty seeing even when wearing glasses.
- Cognitive difficulty: Refers to respondents with serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition.
- Ambulatory difficulty: Refers to respondents who experience serious difficulty walking or climbing stairs.
- Self-care difficulty: Refers to respondents who have trouble dressing or bathing.
- Independent living difficulty: Refers to respondents who experience difficulty doinerrands alone such as visiting a doctor's office or shopping due to a physical, mental, or emotional condition.

According to the 2015-2019 ACS, approximately 12 percent of Palmdale residents had a disability. The ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 10.9 percent were hearing difficulties, 10.3 percent were vision difficulties, 21 percent were cognitive difficulties, 24.3 percent were ambulatory difficulties, 13.7 percent were self-care difficulties, and 19.9 percent were independent living difficulties (Table 16). The 2015-2019 ACS reported that 14.8 percent of persons with disabilities in Los Angeles County were living below the poverty level. It also estimates that a majority (52 percent) of persons with a disability in the County are not in the labor force. Of those with a disability in the labor force, 91 percent are employed.

Table 16: Disability Status

Disability Type	% of Disabilities Tallied			
	Under 18	Age 18 to 64	Age 65+	Total
Hearing Difficulty	8.9%	46.5%	44.6%	10.9%
Vision Difficulty	12.2%	54.6%	33.1%	10.3%
Cognitive Difficulty	20.3%	55.4%	24.3%	21.0%
Ambulatory Difficulty	3.8%	52.6%	43.5%	24.3%
Self-care Difficulty	10.8%	50.8%	38.4%	13.7%
Independent Living Difficulty	0.0%	60.1%	39.9%	19.9%

Source: 2015-2019 American Community Survey

According to the State Department of Developmental Services, there are 6,589 persons with a disability that were assisted at the North Los Angeles County Regional Center – Antelope Valley in 2020. In Palmdale, 3,426 (52 percent) of those persons are 17 years of age or younger and 3,163 (48 percent) are over the age of 18. A majority of the persons with disabilities reside in the 93535 ZIP code (26 percent) followed by 93550 (20 percent).

Changes in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by State law, "developmental disability" means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;

- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Center for Disease Control and Prevention (CDC) Developmental Disabilities department, approximately 17 percent of children between the ages of 3 and 17 have one or more developmental disabilities.[3] This equates to 8,739 persons in the City of Palmdale with developmental disabilities, based on the 2015-2019 ACS population. According to the State Department of Social Services, approximately 1,059 persons with developmental disabilities from Palmdale ZIP Codes sought services at the Regional Center. About half of the developmentally disabled residents in Palmdale were living at home with parents or guardians.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

State and federal legislation mandate that a specified number of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. The City offers flexibility in development standards for projects proposing housing affordable to seniors and persons with disabilities. In addition, a number of residential care facilities are located in Palmdale to accommodate persons with disabilities.

Homeless

The 2020 Greater Los Angeles Homeless Count conducted a one-night survey to collect data on the number of homeless persons in the County at a point in time. The 2020 Homeless Count Report also provided an estimate for the number of persons homeless over the period of a year.

[3] CDC. 2019. Facts About Developmental Disabilities. https://www.cdc.gov/ncbddd/developmentaldisabilities/facts.html. Accessed October 2020.

Results from the 2020 Los Angeles County Homeless Count indicate that while the total number of people experiencing homelessness has increased overall in the County, the number of homeless individuals has decreased in Palmdale, reporting 289 people experiencing homelessness, down from 325 reported in 2016. Overall Los Angeles County numbers increased from 39,587 in 2016 to 54,291 in 2020.

When compared with the other Service Planning Areas (SPAs), the homeless population of Antelope Valley had the second highest proportion of unaccompanied minors being homeless with 23 individuals being unaccompanied minors.

Palmdale does not have an emergency shelter or any transitional housing programs. Homeless families and individuals call 211 to obtain motel vouchers for a night or weekend and then must go to the Valley Oasis Access Center in Palmdale to obtain assistance with additional motel vouchers, and/or placement in emergency, transitional or permanent housing, as well as case management to obtain supportive services, help applying for public benefits and a range of other needs. There is an emergency shelter in Lancaster, the High Desert MACC, operated by Volunteers of America.

The City of Palmdale funds and operates the South Antelope Valley Emergency Services program (SAVES), which provides a food bank, motel vouchers and clothing distribution for extremely low-income and homeless individuals and families and makes referrals to 211 and the homeless services available in Lancaster. SAVES does not keep records of the number of inquiries, requests for assistance or referrals provided to homeless families and individuals.

Resources

Services for homeless individuals and families in Los Angeles County are organized in a "continuum of care" a planning strategy developed by HUD and implemented as a condition of receiving funding from federal McKinney-Vento funds. In Los Angeles County agencies obtain these funds through applications to the Los Angeles Homeless Services Authority (LAHSA). HUD defines a continuum of care plan as "a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency."

Although the Antelope Valley is only one of eight SPAs in Los Angeles County, that could share resources it is a two-hour drive from the major centers of service provision in the City of Los Angeles and other major cities such as Pasadena and Long Beach and coordinates through the Los Angeles County continuum of care. This includes emergency shelter, transitional housing, supportive services and case management along with motel vouchers, and a range of special housing and services for the mentally ill, victims of domestic violence, and emancipated foster youth. Table 17 below provides information on programs that provide emergency and transitional facilities and supportive services for homeless individuals and families in the Antelope Valley.

Emergency shelter for adult men and women is provided at the High Desert MACC, operated by Volunteers of America and located in the City of Lancaster. The High Desert MACC is the only emergency shelter in the Antelope Valley serving the general population of homeless single adults. This all-year emergency shelter facility can accommodate 93 people each night. Valley Oasis operates a 56-bed emergency shelter for victims of domestic violence. The location of this shelter is confidential.

The Valley Oasis Access Center, located in Palmdale, provides case management, service referrals, motel vouchers, and placement in transitional and permanent housing. The Access Center, which is operated by the Valley Oasis, has improved coordination and continuity of services to homeless persons in the Antelope Valley. The Antelope Valley Transit Authority provides bus service throughout the Antelope Valley, allowing referrals from SAVES to the

Department of Public Social Services, the Access Center and the High Desert MACC in Lancaster. However, according to Valley Oasis staff, transportation can be a significant barrier for homeless and very low-income individuals and families without cars whose travel to Lancaster for services means a trip that may require a long walk to bus stops and an hour and a half or more of travel time in each direction. The City of Palmdale has offered space within the SAVES building to the Access Center and other service providers, so that staff from these organizations may process clients from the Palmdale area to minimize the need to travel to receive services.

Table 17: Homeless Services

Name of Service and Location	Operating Agency	Type of Service
Valley Oasis CES Homeless Programs for Families, Adults and TAY 310 Palmdale Blvd Palmdale, CA 93550	Valley Oasis	One stop case management & referral including motel vouchers, supportive services and transitional and permanent housing placement Showers, Laundry, Emergency Transportation, Food and Clothing
Valley Oasis Domestic Violence Shelter (confidential location)	Valley Oasis	60-day domestic violence shelter for individuals and families
Steppin' into the Light	Valley Oasis	Individual & Family Transitional (Domestic Violence)
SAVES in Palmdale	City of Palmdale	Food bank, motel vouchers and referrals to 211, Access Center and Lancaster Shelter. Also provides services to Emancipated Foster Youth.
Scheuer House Antelope Valley Independent Living Program	Gay and Lesbian Adolescent Services Palmdale	Emancipated Foster Youth
Mental Health Case Management and Housing Programs	Mental Health America – Palmdale	Case management & day programs for homeless mentally ill
Permanent Housing with services (up to six years)	25 Shelter + Care Vouchers for Domestic Violence	Permanent housing with services for victims of domestic violence

Farmworkers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2020 *Economic Roundtable Report* produced by the Greater Antelope Valley Economic Alliance (GAVEA), agricultural production in the Antelope Valley is valued at about $108 million per year. Major crops in order of importance include woody ornamentals, bedding plants, vegetable crops, fruits and nuts and field crops.

The 2015-2019 ACS counted 306 persons employed in agriculture, forestry, fishing and hunting and mining in Palmdale in a wide variety of occupations (Table 12). The number of farmworkers currently residing in Palmdale cannot be estimated from this information. The persons employed

in agriculture and mining could have a variety of occupations that include farm owners or managers, orchard consultants, mining engineers, equipment operators, truck drivers and so on. Also, as there are many active mining operations within the City of Palmdale, the number of farm workers is likely to be significantly lower than 306 persons.

Most farm work is seasonal and large numbers of farm workers are needed only during the harvest. Some farmworkers migrate from area to area during the harvest season, others are local residents who take other seasonal work or receive unemployment once the harvests are finished. Farm work usually pays very low wages and farmworkers in rural areas are often poorly housed, living in substandard dwellings in fields that are sprayed with pesticides or in deteriorated migrant camps. Farmworkers who live in Palmdale have the same housing needs as other extremely low-income families and individuals and are likely to encounter the same barriers. There are not enough units affordable to families or individuals earning minimum wage or less.

Resources

An increase in the number of units affordable to households earning 30 percent or less of area median income and an increase in the number of available Section 8 vouchers would benefit Palmdale farmworkers and their families as well as other low-income Palmdale families. Additionally, the City currently allows for second dwelling units by-right in any zone in which residential development is permitted and on any parcel with an existing or proposed single or multi-family residence, which creates additional opportunities to provide units suitable for very-low and low-income households. The Palmdale Municipal Code (PMC) allows employee housing in the A-1 (agricultural) zone through Site Plan Review approval and employee housing for six or fewer persons in residential zones as of right.

3.7 Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Palmdale to identify how well the current housing stock meets the needs of current and future residents of the City.

Growth in the Supply of Housing Stock

The California Department of Finance (DOF) compiles an annual estimate of units constructed by type based on data submitted by each City and County in the State. Population, vacancy and persons per household are all estimates based on 2000 benchmarks and changes in national data. The data in Table 18 is from DOF's Table E-5 published annually in May but dated January 1 of the publication year.

Between 1980 and 2000 Palmdale's housing stock increased from 4,658 housing units to 37,009 an increase of 694 percent. Growth slowed in the last decade, but still continues to provide housing for the growing population. The DOF data shows an increase of 9,535 units between January 1, 2000, and January 1, 2010, an increase of 25.8 percent. In comparison, DOF data for Los Angeles County as a whole during the period of 2000 to 2010 shows an increase of only 4.9 percent. From 2010 to 2021 the growth has slowed significantly with only an increase if 1.7 percent in the housing stock.

Nearly all new units in Palmdale since 2000 have been single-family units. This can be accounted for by several factors: 1) there was a moratorium imposed on new multi-family housing construction in place between 1999 and 2001; 2) there was substantial public opposition to any

new multi-family housing and 3) until October 2012, Palmdale's highest residential density, R-3, allowed a maximum of only 16 units per acre and imposed very restrictive and inflexible development standards, pushing the price of development up. The Palmdale General Plan update will provide new opportunities for increased housing production, especially affordable housing, as it will accommodate a larger variety of densities and housing types.

Table 18: Housing Unit Growth and Type

Year	Total Units	Single-Family Detached	Attached (Condo)	2-4 Units	5 + Units	Mobile Homes	Occupied	Vacant	Per HH
2000	37,009	28,254	905	940	5,215	1,782	34,285	7.58	3.40
2010	46,544	36,770	852	1,714	5,349	2,147	42,952	7.70	3.55
2021	47,353	37,273	854	1,416	5,653	2,157	43,984	7.10	3.54

Source: California Department of Finance, Report E-5 2010 and 2021

Housing Type

Table 18 shows the distribution of Palmdale's 46,544 residential structures by type and number of units on January 1, 2021 according to the DOF. Most dwelling units, (37,273) are single-family homes. Only 854 are attached condos or townhomes with 1,416 units in properties or buildings with two to four units, 5,653 of units in properties or buildings with five or more buildings and 2,157 mobile homes. Over the decade between 2000 and 2010 single-family homes increased by 30.1 percent, buildings with two to four units doubled, multi-family housing of five or more units increased by two percent and the number of mobile homes increased by 20.4 percent. Despite the mortgage crisis and economic downturn beginning in 2007-2008 there was a 25.8 percent increase in Palmdale's housing stock, dominated by single-family homes. Not much has changed other than growth in single-family homes from 2020 through 2021.

Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community's housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2010, among the City's occupied housing units, approximately 70 percent were owner-occupied, while 30 percent were renter-occupied (Table 19). According to the 2015-2019 ACS, the home ownership rate in Palmdale decreased to 65 percent of the occupied units. Renter-occupied housing units made up about 35 percent of the City's occupied housing stock.

Table 19: Tenure of occupied Units (2010-2019)

Tenure	2010		2019	
	Number	Percent	Number	Percent
Owner Occupied	28,196	70.2%	28,336	65.3%
Renter Occupied	11,957	29.8%	15,068	34.7%
Total Occupied	40,153	100.0%	43,404	100.0%

Source: Bureau of the Census, 2010 Census; 2015-2019 American Community Survey

As shown in Table 20 in 2010, average renter-household size was 3.74 persons compared to 3.60 persons for the average owner-household. In 2019, average renter-household size decreased to 3.56 persons compared to 3.61 persons per for the average owner-household, a very slight increase from 2010.

Table 20: Household Size by Tenure

Tenure	Average Household Size	
	2010	2019
Owner-Occupied	3.60	3.61
Renter-Occupied	3.74	3.56
Total	3.64	3.60

Source: Bureau of the Census, 2010 Census; 2015-2019 American Community Survey

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for low- and moderate-income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2015-2019 ACS, the overall vacancy rate in Palmdale is about 7 percent and is consistent with the estimates from the DOF (Table 18). Specifically for rent housing units make up the highest number of vacancies with 744 units currently available to rent being vacant.

Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs.

Table 21 shows Palmdale's housing stock by year built. It shows that almost half (47 percent) of the City's housing units were built after 1990. The other 53 percent of the City's housing stock could be in need of some sort of rehabilitation based on the age of the units.

Table 21: Housing Stock Age

Year Built	Number of Units	Percent
2014 to present	138	0.3%
2010-2013	643	1.4%
2000-2009	9,096	19.6%
1990-1999	11,930	25.7%
1980-1989	15,289	32.9%
1970-1979	3,284	7.1%
1960-1969	1,495	3.2%
1950-1959	3,919	8.4%
1940-1949	258	0.6%
Before 1940	410	0.9%
Total	46,462	100.0%

Source: 2015-2019 American Community Survey

The City has serious concerns about the condition and appearance of the approximately 9,578 dwelling units built in 1979 and earlier. Therefore, many of the City's housing programs focus on improving housing condition and neighborhood infrastructure in older Palmdale neighborhoods. Palmdale regards housing condition as a matrix of issues and has designed several City programs that coordinate the activities of key public agencies to improve older neighborhoods plagued by inadequate infrastructure, deteriorating housing, and poor maintenance and management practices. According to Code Compliance records, the City receives about 200 complaints per year regarding substandard housing units. With these numbers and the number of units built in 1979 or earlier, the City has projected approximately 4,800 substandard units in the City.

Although the Census does not include statistics on housing condition based upon observations, it includes statistics that correlate closely with substandard housing conditions. The three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing/kitchen facilities. Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. Table 22 presents substandard units in the City.

Table 22: Substandard Units (2019)

Condition	Number	Percentage
Lacking complete plumbing facilities	80	0.2%
Lacking complete kitchen facilities	345	0.8%
Total occupied substandard units	425	1.0%
Total occupied units	43,404	

Source: 2015-2019 American Community Survey

3.8 Housing Costs and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. This section summarizes the cost and affordability of the housing stock to Palmdale residents.

Home Ownership Market

In 2020, median home prices around Palmdale ranged from $288,000 in Littlerock to $675,500 in Acton (Table 23). Palmdale's median home price is on the lower end of the spectrum at $350,000 in 2020, much lower than the Los Angeles County median price of $620,000.

Median home sale prices in Palmdale increased by over 28 percent between 2020 and 2021. Other cities and communities also saw similar increases in their median home prices during this time period.

Table 23: Home Sale Prices (May 2020 and May 2021)

Jurisdiction	2020	2021		Percent Change in Median Sale Price
	Price	Number Sold	Price	
Littlerock	$288,000	20	$367,500	27.6%
Palmdale	**$350,000**	**243**	**$449,000**	**28.3%**
Acton	$675,500	16	$770,000	14.0%
Lancaster	$312,500	302	$405,000	29.6%
Santa Clarita	$595,000	151	$710,500	19.4%
Los Angeles City	$817,500	1,235	$965,000	18.0%
Los Angeles County	$620,000	7,800	$775,000	25.0%

Source: Corelogic.com California Home Sale Activity by City, May 2021

Rental Market

In 2021, rents in Palmdale were relatively affordable compared to the City of Los Angeles. In 2012, median and average rents for one-, two- and three-bedroom apartment units in Palmdale still fall within the limits of "fair market rents" set by the federal government. However, rental units are not affordable for households with limited incomes from Social Security, Disability, CalWorks or minimum wage employment. Those households would all have to pay much more than 30 percent of income for rent. Nevertheless, a very low income (31 percent to 50 percent of median) family of four earning $41,150 could pay the rent for a two- or three-bedroom Palmdale apartment or house and stay within the limits of 30 percent of income for rent and a low-income (51 percent to 80 percent of median) family of four with $66,250 per year could easily afford the median price for any of the apartments and homes in

Table 24 below except the five bedroom house.

Table 24 tabulates the asked-for rents for 55 units in Palmdale listed on Craigslist Antelope Valley and Zillow in May of 2021.

Table 24 shows that average monthly rents in Palmdale ranged from $700 for a one bedroom to $2,975 for a five-bedroom house. Rents in Palmdale are still considered to be lower than the rest of Los Angeles County which has an average rent of $2,450 for a two-bedroom apartment according to Zillow.

Table 24: Average Monthly Rent (2021)

Unit Size	# of Units	Rent Range	Average Rent
1 bedroom	4	$ 700-$1,100	$950
2 bedroom	17	$1,250-$1,895	$1,310
3 bedroom	27	$1,425-$2,050	$1,775
4 bedroom house	4	$1,800-$2,500	$2,100
5 bedroom house	3	$2,235-$2,975	$2,565

Source: Survey of Palmdale rents on Craigslist (34 listings) and Zillow (21 listings), May 2021

However, without a Housing Choice Section 8 Voucher, even a one-bedroom unit is too expensive for individuals or families living on the incomes provided by CalWORKs, Supplemental Security Income, or Disability. These individuals and families must spend nearly all of their income for rent or double up with another family and are vulnerable to losing their housing altogether if the property owner raises the rents or if there is a medical or other family emergency.

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end.

Table 25 shows the annual income for extremely low, very low, low, and moderate-income households by the size of the household and the maximum affordable housing payments based on the federal standard of 30 percent of household income. From these income and housing cost limits, the maximum affordable home prices and rents are determined. The table also shows the maximum amounts that households at different income levels can pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30 percent housing cost-to-income ratio. The maximum affordable payments can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

Comparison of these maximum affordable housing costs with the sales price data shown previously in Table 23, indicates that not even moderate-income households (101 to 120 percent AMI) would be able to afford single-family homes sold in Palmdale in this market. It should be noted however that asking prices can often be higher than actual sales prices. At a maximum affordable purchase price of about $347,334, it is not likely that low-income households (51 percent to 80 percent AMI) could afford even a small condominium unit as shown in Table 25. The high price of single-family housing indicates that the opportunities for home ownership in the City are limited for lower and moderate income groups. In addition, the down payment and closing costs may still represent a significant obstacle to home purchase.

The Housing Element acknowledges that opportunities to accommodate housing affordable to lower income households in Palmdale are limited. This is based on rental rates for apartment units in Palmdale (

Table 24) as well as information gathered to determine for-sale housing costs (Table 23).

Table 25: Affordable Housing Costs (2020)

Household	Annual Income[1]	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance2		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low-Income (0-30 percent AMI)						
1-Person	$23,700	$593	$151	$207	$442	$61,790
2-Person	$27,050	$676	$166	$237	$510	$72,096
3-Person	$30,450	$761	$190	$266	$571	$80,244
4-Person	$33,800	$845	$223	$296	$622	$86,069
5-Person	$36,550	$914	$264	$320	$650	$86,953
Very Low Income (31-50 percent AMI)						
1-Person	$39,450	$986	$151	$345	$836	$129,241
2-Person	$45,050	$1,126	$166	$394	$960	$149,182
3-Person	$50,700	$1,268	$190	$444	$1,077	$166,966
4-Person	$56,300	$1,408	$223	$493	$1,185	$182,427
5-Person	$60,850	$1,521	$264	$532	$1,257	$191,020
Low Income (51-80 percent AMI)						
1-Person	$63,100	$1,578	$151	$552	$1,427	$230,524
2-Person	$72,100	$1,803	$166	$631	$1,637	$265,026
3-Person	$81,100	$2,028	$190	$710	$1,837	$297,157
4-Person	$90,100	$2,253	$223	$788	$2,030	$327,179
5-Person	$97,350	$2,434	$264	$852	$2,170	$347,334
Median Income (81-100 percent AMI)						
1-Person	$54,100	$1,353	$151	$473	$1,202	$191,981
2-Person	$61,850	$1,546	$166	$541	$1,380	$221,130
3-Person	$69,550	$1,739	$190	$609	$1,548	$247,693
4-Person	$77,300	$1,933	$223	$676	$1,710	$272,361
5-Person	$83,500	$2,088	$264	$731	$1,824	$288,020
Moderate Income (101-120 percent AMI)						
1-Person	$64,900	$1,623	$151	$568	$1,472	$238,233
2-Person	$74,200	$1,855	$166	$649	$1,689	$274,020
3-Person	$83,500	$2,088	$190	$731	$1,897	$307,435
4-Person	$92,750	$2,319	$223	$812	$2,096	$338,527
5-Person	$100,150	$2,504	$264	$876	$2,240	$359,325

Assumptions: 2020 income limits; 30 percent of household income spent on housing; LACDA utility allowance; 35 percent of monthly affordable cost for taxes and insurance; 10 percent down payment; and 3 percent interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.

3.9 Affordable Housing

Section 65583(a)(8) of California Housing Element law requires each city and county to identify the assisted housing units in its jurisdiction that are at risk of conversion to market rates within 10 years of the beginning of the planning period. The element must conduct an analysis that includes an inventory of all such units, an estimate of the cost of preserving the existing units or producing comparable new units and the availability of nonprofit corporations capable of acquiring and operating these units. Possible financing sources for preservation or replacement must also be identified. Finally the analysis must state the community's goals, quantified objectives, policies and programs for housing preservation and production (see Section VIII, Policies and Programs). This analysis covers the 10-year period between October 15, 2021, and October 15, 2031.

Identification of At-Risk Units

The City of Palmdale has facilitated the development of numerous projects to improve the supply of affordable housing through construction of new units and the acquisition and rehabilitation of old units. There are 24 developments in the City that provide 2,439 affordable units to residents (Table 26). Three of the developments consisting of 126 affordable units are at-risk of being converted to market rate housing.

In general, Carmel Apartments would be considered at the highest risk of converting to market rate housing as the bond program requires only 20 percent of the units to be affordable in exchange for bond financing. No long-term rent subsidies are available for these units. On the other hand, Desert View and East 35th Street Apartments have Ongoing rent subsidies from the HUD project-based Section 8 program and all units at these projects are set aside as affordable housing. For East 35th Street Apartments, the short-term Section 8 and long-term deed restrict both expire in 2025. For Desert View Apartments, while the current short-term Section 8 contract may expire in 2023, the project is deed restricted as affordable housing through 2033. Therefore, among the three at-risk projects, Desert View is least likely to convert to market-rate housing.

Table 26: Assisted Rental Housing

Development Name	Total Units	Low/Mod Units	Household Type	Funding Source	Expiration of Affordability
Carmel Apartments	112	23	Family	Local Mortgage Revenue Bond	2023
Desert View Apartments	55	55	Family	Section 8	9/1/2023
East 35th Street Apartments	48	48	Family	Section 8	2025
Manzanita Villas	144	29	Family	City Regulatory Agreement	2042
Summerwood Apartments	54	52	Family	Multi-Family Housing Revenue Bond	9/3/2070
La Quinta Apartments	100	98	Family	Multi-Family Housing Revenue Bond	9/3/2070
Park Vista Apartments	28	27	Family	Multi-Family Housing Revenue Bond	9/3/2070
Impressions Apartments	109	107	Senior	Multi-Family Housing Revenue Bond	9/3/2070
Boulders at the Ranch I	358	358	Mobile Home Park	Tax-Exempt (A)and Taxable Bonds secured by Housing Set-Aside funds(B)	5/6/2032

Development Name	Total Units	Low/Mod Units	Household Type	Funding Source	Expiration of Affordability
Boulders at the Ranch II	206	206	Mobile Home Park	Tax-Exempt (A)and Taxable Bonds secured by Housing Set-Aside funds(B)	5/6/2032
Boulders at the Lake	222	222	Mobile Home Park	Tax-Exempt (A)and Taxable Bonds secured by Housing Set-Aside funds(B)	5/6/2032
Palmdalia Apartments	64	64	Family	Section 8	7/1/2044
Palmdale Gardens	76	76	Senior	Section 8	N/A
Palmdale East Q	90	90	Family	Section 8, LIHTC	2055
Palmdale Desert Club Apartments	80	80	Family	Section 8, LIHTC	N/A
Village Garden Apartments	80	80	Family	Section 8	N/A
Whispering Palms	75	74	Senior	Housing Set Aside Funds, Multi-Family Housing Revenue Bond, HOME	2073
Cielo Azul	80	79	Senior	Housing Set Aside Funds, LIHTC	8/13/2063
Summer Terrace	80	79	Senior	Housing Set Aside Funds, LIHTC, HOME	2064
Palo Verde Terrace	78	77	Senior	Housing Set Aside Funds, LIHTC, HOME	12/30/2065
Casablanca Apartments	200	200	Family	LIHTC	2055
Wright Brothers Court	156	156	Family	Housing Set Aside Funds, LIHTC, HOME	2074
Courson Arts Colony – East & West (Meta Housing)	161	159	Family	LIHTC, HOME Housing Assets Fund	2074. 2105
Total	2,656	2,439			

Cost and Resources for Replacement or Preservation

Preservation of the at-risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

Transfer of Ownership: Long-term affordability of the units at risk can be secured by transferring ownership of these projects to non-profit housing organizations. A search on LoopNet shows several rental properties for sale, averaging about $450,000 per unit. The at-risk units are smaller, older units and therefore likely to command lower market prices. Nevertheless, transferring ownership or purchasing replacement units would require significant resources.

Purchase of Affordability Covenant: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the project as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels. The feasibility of this option depends on whether the property is highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Rent Subsidy*:* Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources could provide assistance to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low-income household. Table 27 shows the rent subsidies required for both of the projects with at-risk units. As shown, subsidizing the very low-income at-risk units would require approximately $541,800 annually, an average of $645 per unit per month.

Table 27: Rental Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent[1]	Household Annual Income	Affordable Housing Cost[3]	Monthly per Unit Subsidy[4]	Total Annual Subsidy
Very Low Income (50 percent AMI)[2]						
1 Bedroom/ 2-person household	126	$1,605	$45,050	$960	$645	$975,240

Source: Veronica Tam and Associates, 2021.
Notes:
1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2021 HUD FMR for the Los Angeles.
2. Rents are restricted to 50 percent AMI, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD).
3. The affordable housing cost is calculated based on 30 percent of the AMI, minus utilities for rentals.
4. The monthly subsidy covers the gap between the FMR and the affordable housing cost

Replacement Housing Cost: The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of $500,000 per unit for multi-family rental housing, replacement of the 126 at-risk units would require approximately $63 million.

Resources

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the “Housing Resources” section.

4. Constraints

Various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction market prices economically infeasible for developers. This section addresses these potential constraints.

4.1 Governmental Constraints

The issue of housing constraints refers to land use regulations, housing policies and programs, zoning designations, and other factors that may influence the price and availability of housing opportunities in Palmdale. These housing constraints may increase the cost of housing or may render residential construction economically infeasible for developers. Additionally, constraints to housing production significantly impacts lower income households and those with special needs.

Transparency in Development Process

To increase transparency and certainty in the development application process as required by law, the City provides a range of information online for ease of access, some of which is as follows:

- General Plan: https://www.cityofpalmdale.org/279/General-Plan
- Zoning Ordinance: https://www.codepublishing.com/CA/Palmdale/
- Site Plan Review Process and Schedule: https://www.cityofpalmdale.org/287/Site-Plan-Review
- Specific Plans: https://www.cityofpalmdale.org/289/Specific-Plans-Other-Plans
- Development Application Materials: https://www.cityofpalmdale.org/267/Applications

Land Use Policies

The Land Use Element of the Palmdale General Plan sets forth policies for residential development. These land use policies, combined with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is for the State required 6th cycle update that will cover the period beginning on October 15, 2021, and ending on October 15, 2029.

The Land Use Element (1993) provides for the following land use designations which allow for residential development:

- Equestrian Residential (ER): 1 dwelling unit per 2.5 gross acres
- Low Density Residential (LDR): 1 dwelling unit per acre
- Single-family Residential-1: 0 – 2 dwelling units per acre
- Single-family Residential-2: 0 – 3 dwelling units per acre
- Single-family Residential-3: 3.1 – 6 dwelling units per acre
- Medium Residential: 6.1 – 10 dwelling units per acre
- Multi-family Residential: 10.1 – 16 dwelling units per acre
- Medium-High Density Residential: 30-50 dwelling units per acre
- High Density Residential: 50-60 dwelling units per acre

Table 28: Zoning Designations and Density

Land Use Designation	Zoning Designation	Type	Density-DU Per Acre
Equestrian Residential (EQ)	A-1	Single-family	1 du per 2.5 acres
Low Density Residential (LDR)	R-1-1	Single-family	1 du per acre
Single-family Residential 1 (SFR-1)	R-1-15,000 to 20,000	Single-family	0-2 du per acre
Single-family Residential 2 (SFR-2)	R-1-10,000 to 13,000	Single-family	0-3 du per acre
Single-family Residential 3 (SFR-3)	R-1-7,000	Single-family	3.1-6 du per acre
Medium Residential (MR)	R-2	Single-family / Multi-family	6.1 -10 du per acre
Multiple Residential (MFR)	R-3	Multi-family	10.1-16 du per acre
Medium High Density Residential (MFR)	R-4(30)	Multi-family	30-50 du per acre
High Density Residential (HDR)	R-4(50)	Multi-family	50-60 units per acre

Source: City of Palmdale Zoning Ordinance

The City's current General Plan and Zoning Ordinance leave a void in the continuum of housing options – whereby either low density residential or fairly high density residential uses are permitted. Housing in the moderate density range (16-29.9 dwelling units per acre) is not accommodated under the current land use designations. The City is currently in the process of conducting a comprehensive update to the General Plan. An objective of this General Plan Update is to fill in the density gap to allow for a variety of housing types in the City. The General Plan Update is anticipated to be adopted in Spring 2022 followed by the comprehensive Development Code Update in Fall 2022. Any development applications that are submitted between winter 2021 and spring 2022 would be processed using the multi-family development guidelines (described below) and the new General Plan densities.

As part of the update, the Land Use Element is being revised in part by replacing the land use categories with Place Types. The previous land use categories with densities higher than single-family will be replaced with four new neighborhood types. Four new mixed-use designations will be added, and a new mixed use Educational Flex District will also be added. The new Land Use Element will identify additional districts, village centers, a corridor and nodes. Table 29 provides the draft Place Types that are being developed as part of the update along with the corresponding residential densities and allowable heights. As shown in Table 29, the draft Place Types, particularly the Mixed Use 4 (MU4) (PTASP – Urban Core) Place Type, allows for significantly higher residential densities than what is allowed in the current Land Use Element. Due to the significant changes in the Land Use Element a comprehensive update of the Development Code will be necessary in order to implement the new Land Use Element.

Table 29: Draft Place Types

Place Types	Descriptions	Min. and Max. Residential Density	Max. Commercial FAR	Height
RESIDENTIAL				
Equestrian Residential (ER)	Rural single-family buildings on lot sizes 2.5 acres or larger. Animal keeping activities permitted, and overall accessed primarily by car	up to 0.4 du/ac		35 feet
Low Density Residential (LDR)	Detached single-family buildings located on hillsides or in valleys and as a transition between rural and suburban areas. Lot sizes range between 1-2.5 acres, and are accessed primarily by car	up to 1 du/ac		35 feet
Single-family Residential 1 (SFR1)	Detached single-family buildings in a semi-rural environment with horse/animal keeping possible. Lot sizes range between 0.5-1 acres, and are accessed primarily by car	up to 2 du/ac		35 feet
Single-family Residential 2 (SFR2)	Single-family buildings, appropriate in those areas between the valley floor and steeper hillside areas (having less than ten percent slope). Lot sizes range between 0.3-0.5 acres, and are accessed primarily by car	up to 3 du/ac		35 feet
Single-family Residential 3 (SFR3)	Detached single-family subdivisions containing the City's standard 7,000 square foot minimum lot size will typically be located within this designation. Accessed primarily by car but also accessible to bicycles and pedestrians	3 to 6 du/ac		35 feet
Residential Neighborhood 1 (RN1)	A neighborhood that may include mobile homes, single-family detached, single-family attached, small lot homes, townhouses, condominiums, duplexes, triplexes, 4-plexes oriented for walking and biking while still accessible by car.	6 to 10 du/ac		35 feet
Residential Neighborhood 2 (RN2)	A neighborhood that may include a variety of attached and detached housing units like a mix of townhomes, 2-3 story walkups, or courtyard style apartments. Oriented for walking and biking while still accessible by car	10 to 20 du/ac		35 feet
Residential Neighborhood 3 (RN3)	A walkable neighborhood where buildings are close to the sidewalk and may include housing types like garden apartments, rowhouses, mid-rise apartment buildings within walking distance of goods, services, and transit	20-30 du/acre		45 feet
Residential Neighborhood 4 (RN4)	A walkable neighborhood where buildings are close to the sidewalk and may include a variety of attached dwelling types like	30 to 50 du/ac		65 feet

Place Types	Descriptions	Min. and Max. Residential Density	Max. Commercial FAR	Height
	townhouses, condominiums, and mid-rise to high-rise apartments all within walking distance of goods and services, and transit			
Mobile Home	Existing mobile home parks			
MIXED USE				
Mixed Use 1 (MU1)	A neighborhood-scale main street with services and active storefronts located at or near the sidewalk. Including some residential above or next to commercial uses with some as 2-story buildings	10-20 du/acre	0.35	35 feet
Mixed Use 2 (MU2) (TASP - General Urban)	A slightly taller neighborhood scale environment with ground floor office or retail located at or near the sidewalk with housing next to or above, some as 3-4 story buildings	20-30 du/ac	1.0-2.0	45 feet
Mixed Use 3 (MU3) (TASP - Urban Center)	A more urban, walkable neighborhood with office, light R&D, and retail ground floor located at or near the sidewalk with housing next to or above, including townhomes and 3-6 story residential	30-50 du/acre	1.5-3.0	65 feet
Mixed Use 4 (MU4) (TASP - Urban Core)	An urban, walkable, downtown environmental with ground floor retail, light R&D, office on the ground floor at or near the sidewalk and some housing next to or above, buildings ranging from 3-7 stories	50-80 du/acre	2.5-4	85 feet
Educational Flex (EDF)	Mix of educational types uses including trade schools, public and private higher educational facilities and satellite campuses, supportive retail, office, and housing.	20-30 du/acre		45 feet

Provisions for a Variety of Housing Types

State Law pertaining to the Housing Element requires that cities' land use policies and development standards allow for the development of a variety of housing types for all income levels, including single-family dwellings, multi-family dwellings, manufactured homes, and transitional and supportive housing. The City's General Plan Land Use Element and Development Code designate particular areas within the City for residential development and accommodate various types of housing as discussed in the following section.

The City's current residential land use designations provided for the development of a wide range of housing types including single-family dwellings, mobile homes, townhomes, condominiums, accessory dwelling units, and multi-family units at various densities. The updated Palmdale General Plan 2045, when adopted, will place more emphasis on creating residential neighborhoods and mixed-use nodes with desired housing types including townhouses, duplexes, triplexes, 4-plexes, courtyard style apartments, garden apartments, rowhouses, mid-rise

apartment buildings, and high-rise apartments in areas specifically designated on the General Plan land use map. Adoption of the new General Plan is expected in Spring of 2022.

Conventional Housing

The City of Palmdale allows conventional single and multiple-family housing in four residential zones. Single-family housing is permitted in three zones (A-1, R-1 and R-2). The Light Agriculture A-1 zone permits large-lot single-family residential on lots typically one or more acres. The R-1 zone permits single-family dwelling units at a gross density of 0-6 dwelling units per acre. The R-2 zone permits both single-family and multi-family housing at a gross density of 6.1 – 10 dwelling units per acre.

Multi-family housing is permitted in three residential zones (R-2, R-3, and R-4). As stated above, permitted gross density in the R-2 zone is 6.1 – 10 dwelling units per acre, and R-3 permits a gross density of up to 16 dwelling units per acre. Permitted gross density in the R-4 zone, intended for apartments, is 30-50 dwelling units per acre, and 50-60 dwelling units per acre.

The City also contains several specific plans and community plans that allow for single-family and multi-family development. These plans are discussed in greater detail later in this section.

Mixed-Use Housing

The Palmdale Transit Area Specific Plan (PTASP) was developed for a 746-acre area surrounding the planned Palmdale Station, a multimodal transportation hub in downtown Palmdale. The PTASP was adopted in December 2020, and replaces the previous Palmdale Transit Village Specific Plan, which encompassed 110 acres. The plan uses a form-based code to provide for a pedestrian-oriented mixed-use district, which will include a variety of housing types, single-family, multi-family and mixed-use housing with residential uses above first floor retail. Housing development is planned at residential densities that range from the Traditional Neighborhood at a maximum of 8 dwelling units per acre; General Urban at 20 – 30 dwelling units per acre; Urban Center at 30 – 50 dwelling units per acre; and Urban Core at 50 – 80 dwelling units per acre. The projected buildout is phased with expected residential buildout to be 367 units by 2025, and 1,229 units by 2035. Future phases will add more residential units; however, these are beyond the 6th cycle Housing Element planning timeframe.

Accessory Dwelling Units (Second Dwelling Units)

Accessory dwelling units can provide an important source of affordable housing for persons and families of low and moderate income. Per the PMC, an accessory dwelling unit is defined as “an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as a single-family or multi-family dwelling is situated.” Accessory dwelling units may also include efficiency units and manufactured homes as defined by the California Health and Safety Code.

Numerous new State laws in recent years have impacted the way that local jurisdictions regulate accessory dwelling units, including AB 68, AB 587, AB 881, and SB 13. With the goal of increasing accessory dwelling unit production, these bills have modified allowable fees, application procedures, and development standards that cities are permitted to employ. In response to this legislation, the City adopted an updated accessory dwelling unit ordinance in 2020 that complies with State requirements. Per the ordinance, accessory dwelling units are permitted by-right in any zone in which residential development is permitted and on any parcel with an existing or proposed single-family or multi-family residence.

Manufactured Home Parks and Subdivisions

Mobile homes are an important housing type in Palmdale, comprising 5 percent of the housing stock. Zoning Ordinance Section 17.41.090.G.13 specifically allows for the installation or construction of a manufactured home where the code allows for the construction of a detached single-family structure. Manufactured homes must comply with all standards of development for detached single-family structures.

There are 10 mobile home parks in Palmdale with a total of 2,241 mobile home units. Three of the parks are owned and operated by the Palmdale Housing Authority, which purchased the parks with funding from the City's Redevelopment Housing Set-Aside. The parks were rehabilitated and all of the 786 spaces in the three parks are reserved for low and moderate-income households. In addition, assistance for purchase of mobile homes has been provided to 74 low and moderate-income households. The City continues to regulate rents in privately owned mobile home parks.

Manufactured home parks and subdivisions are allowed in the R-3 Zone; the minimum lot area is 5-acres. PMC Sections 17.91.050 and 17.91.060 establish the specific standards for manufactured home parks and subdivisions.

Farmworker Housing and Employee Housing

The City currently provides for agricultural workers' living quarters within the A-1 (Light Agriculture) zone with Site Plan Review. As part of the City's comprehensive update to the Zoning Ordinance, the City will clarify its compliance with the State required provisions for farmworker and employee housing. Specifically, the State Employee Housing Action regarding farmworker housing (Health and Safety Code Section 17021.6) specifies that any farmworker housing consisting of no more than 36 beds in group quarters or 12 units is considered an agricultural land use and therefore similarly permitted where agricultural uses are permitted. Furthermore, the Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.

Emergency Shelters

Emergency shelters, referred to as Homeless Shelters in the PMC, are permitted in the C-2 zone and the MX overlay zone with a Site Plan Review. The C-2 zone includes 224 acres of vacant land. This offers adequate capacity to accommodate the City's estimated 289 unsheltered homeless.

Section 17.94.040 of the PMC was amended in 2012 to reduce the distance separation requirement between Homeless Shelters to within 300 feet and remove the distance separation requirements to schools and single-family residential uses. This distance requirement is not consistent with State law. State law allows a city to establish a separation requirement from another emergency shelter only, but not other land uses. The City's ordinance includes a separation from transitional or supportive housing, which is not permissible under State law.

Furthermore, AB 139 (Emergency and Transitional Housing) states that local governments may include parking requirements for emergency shelters, but specifies that adequate parking must be based solely on shelter staffing level and not exceed the requirements for residential and commercial uses in the same zone. The City will amend the PMC to comply with State law on the provision of emergency of shelters.

Low Barrier Navigation Centers

Adopted in 2019, AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides

temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multi-family residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center. The provisions of AB 101 are effective until 2026. The PMC has not been updated to permit this type of development; therefore, a Housing Program has been added to amend the PMC to ensure consistency with AB 101.

Transitional Housing and Supportive Housing

In 2012 the City amended its Zoning Ordinance to comply with SB 520 and SB 2. The Zoning Ordinance now permits Transitional Housing and Supportive Housing within a single-family dwelling unit within the A-1 and R-1 zones as an administrative use. Transitional Housing and Supportive Housing with four or fewer units within the R-2, R-3 and R-4 zones will be permitted with administrative approval; those located with five or more units will require Site Plan Review approval, consistent with the requirements for all residential uses.

AB 2162, adopted in 2018, requires that supportive housing developments with 50 or fewer units be permitted by-right in zones where multi-family and mixed-use developments are permitted, provided the development meets certain requirements. Additionally, the bill prohibits jurisdictions from imposing parking requirements based on the number of units for supportive housing developments within one half mile of a public transit stop. A program is included in the Housing Plan to amend the Development Code to ensure its supportive housing provisions are compliant with State law.

Residential Care Facilities

A Residential Care Facility is defined in the California Community Care Facilities Act and is any family home, group care facility, or similar facility determined by the State Director of Health Care Services, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. A small residential care facility is licensed by the State of California to house six or fewer individuals. The PMC permits small residential care facilities in the R-1, R-2, R-3 and R-4 zones.

Large Residential Care Facilities, (also called Assisted Living Facilities in the PMC), are licensed by the State of California to house seven or more individuals in accordance with the California Community Care Facilities Act. Currently, the PMC allows these facilities with a Site Plan Review approval in the R-2, R-3, R-4 and MX zones. In addition, large residential care facilities are conditionally permitted in the C-2 zone. During the 6th cycle Housing Element reviews, the State Department of Housing and Community Development has identified the exclusion of large community care facilities from lower density residential zones as a potential constraint on housing for persons with disabilities. The City has included a program in the element to evaluate expanding such facilities to all residential zone districts during the upcoming comprehensive Zoning Code update.

Single Room Occupancy Units

There is no current provision within the PMC for Single Room Occupancy (SRO). These are typically a small unit with shared kitchen and bathroom facilities. There are currently no SROs within Palmdale. Historically there has not been a market demand for the development of SRO's due to the affordability of larger rental properties within the City. The PMC does currently include

provisions for Boarding Houses and Rooming Houses within the R-3 and R-4 zones with a Conditional Use Permit. Additionally, at the present time, the PMC does not regulate a single-family residential unit where four or fewer individuals rent individual rooms. A business license for a single-family rental is only required where the property owner is not living within the residence.

Multiple-Family Housing Design Standards

Design criteria such as open space, amenities and landscaping requirements are important to maintaining quality of life in residential developments. The City is in the process of updating the PMC to add design standards for multi-family housing in each of the zones where it is allowed, R-2, R-3, R-4 and the Mixed-use Overlay in order to be consistent with the Goals, Policies and Objectives of the Community Design Element of the General Plan. The standards apply unless in conjunction with a housing project for low-income households, seniors, or assisted living facilities.

The standards ensure that all multi-family housing projects in the City consisting of five or more units are built to include such features as common usable open space, recreational amenities, private walled patios or balconies, private enclosed storage space, washer and dryer hookups or a common laundry room, refuse areas, pre-wiring for cable, and bicycle racks provided in secure locations. Because these standards are objective and applied equally throughout each of the zones that permit multi-family housing, and the standards do not apply to housing for lower income households, seniors, or assisted living facilities, the imposition of these standards is not an impediment to the development of multi-family residential units. Rather, the purpose of these design standards is essentially to improve the livability and functionality of each residential unit. They enhance the development and quality of life for residents.

Development Standards

Environmental Assessment Requirements

Existing environmental settings in Palmdale do not present a major constraint to housing development. The majority of the residential sites in Palmdale would be subject to a (Mitigated) Negative Declaration. Some infill parcels adjacent to existing development may be determined to be Categorically Exempt under the CEQA Guidelines. Sites within the Palmdale Transit Area Specific Plan have been previously assessed within the Environmental Impact Report prepared for a previous study that covered the same geographical area; however, they will still be subject to site-specific review. The General Plan Update EIR, when completed, will provide an opportunity for future developments to tier from the updated document, saving time and cost.

Residential Development Standards

The PMC implements the General Plan. It contains development standards for each zoning district consistent with the land use designations of the General Plan. The PMC was comprehensively updated in 2019. It provides for the following residential zones:

- Light Agriculture (A-1): one dwelling unit per one or more gross acre
- Single-Family Residential (R-1): one-six dwelling units per gross acre
- Medium Residential (R-2): 6.1-10 dwelling units per gross acre
- Multiple Residential (R-3): up to 16 dwelling units per gross acre
- High Density Residential (R-4): 30-50 and 50-60 dwelling units per gross acre

Light Agriculture (A-1) -- (one dwelling unit/one or more gross acre): This designation is intended to ensure that existing rural character is maintained. Typical development in this zone is low density, large-lot single-family homes with truck farming, field and tree crops.

Single-Family Residential (R-1) -- (one-six dwelling units/gross acre): This designation is intended for the development of single-family detached dwellings at gross densities ranging from zersix to 6 dwelling units per acre and a minimum lot size of seven thousand (7,000) square feet. Development within the R-1 zone generally consists of single-family residential neighborhoods of a suburban type and density.

Medium Residential (R-2) -- (6.1-10 dwelling units/gross acre): This designation is intended to allow the development of housing at a gross density of between 6.1 and 10 dwelling units per acre. This zone permits a mix of dwelling unit densities and structure types, including single-family detached and attached; zero lot line and wide-shallow subdivisions; duplexes, triplexes, condominium and townhouse developments; and moderate density apartment and manufactured housing development.

Multiple Residential (R-3) -- (up to 16 dwelling units/gross acre): This designation is intended to promote the development of grouped housing such as townhouses, condominiums and apartments at a density of up to 16 dwelling units per gross acre. This designation permits the development of self-contained residential communities, which provide adequate on-site recreational facilities and open space to meet the immediate needs of its residents.

High Density Residential (R-4) -- (30-50 and 50-60 dwelling units/gross acre): This designation is intended to promote the development of apartments at a density of between 30 to 50 and 50 to 60 dwelling units per gross acre. This designation permits the development of self-contained residential communities that provide adequate on-site recreational facilities and open space to meet the immediate needs of its residents.

The PMC establishes residential development standards for each zone to ensure quality of development in the community. Site Development Criteria as specified in the PMC for each applicable zone is presented in Table 30.

Table 30: Residential Development Standards

	R-1	R-2	R-3	R-4
Minimum net lot area (square feet)	7,000	For SF detached, min. 7000; for SF attached or multiple-family structures, min. 4000/du; min. 3500/du for manufactured home subdivisions	20,000; or 5 acres for manufactured home subdivisions	40,000
Density Ranges (du/gross acre)	0-6	6.1-10	Up to 16	30-50 and 50-60
Minimum Lot Width	Minimum lot width varies by size of lot, and depending on whether the lot is an interior lot, corner lot, reverse corner lot or end of a cul-de-sac or street knuckles. Lots siding onto an arterial, railroad right-of-way, or	For SF detached, same as R-1	100’	100’

	R-1	R-2	R-3	R-4
	more intensive land use or designation require additional lot width. A typical interior 7,000 square foot lot will have a minimum required lot width of 70 feet.			
Minimum Lot Depth	Minimum lot depth is not less than 100 feet. Each lot that backs up to an arterial, or more intensive land use or designation require a minimum lot depth of 110 feet. Lots backing up to railroad right-of-way require a minimum depth of not less than 130 feet.	--	--	--
Minimum Flag Lot Frontage	20'	--	--	--
Maximum Lot Coverage	40%	50%	50%	80%
Minimum Setbacks[1]		For SF detached, same as R-1; all other housing types as follows:		
Front **Side yard[2]** **Rear[3]**	15' 5'/10' 20'	20' Min. 5'/story Min. 15'	20' Street side 20', interior side 5' per story Min. 15'	5' Street side 5', interior side 5' per story with a max of 15' Min. 15'
Maximum Height	35' (two stories)	35' (two stories)	45' (three stories)	5 stories or 60'

	R-1	R-2	R-3	R-4
Private and Common Open Space (sq. ft. per unit)	—	Private: Min. 7' patio depth + Min. average 200 or 25% of average unit size Common: With 5 or more units, minimum 30% usable common open space for passive and active recreational use	Private: Min. average 200 or 25% of ave. du size Common: With 5 or more du's, minimum 30% usable common open space for passive and active recreational use	Private: Min. 7' patio depth + Min. average 150 or 25% of ave. du size Common: With 5 or more du's, minimum 15% usable common open space for passive and active recreational use
Parking Requirements (off-street)	Fully enclosed 2 car garage, min. 20' x 20'	For SF detached, same as R-1; all multiple-family apartments as follows: Studio: 1.25 spaces/unit, 1 of which must be covered and designated for a specific unit One Bedroom: 1.5 spaces/unit, 1 of which must be covered and designated for a specific unit Two or more Bedrooms: 2.25 spaces/unit, 1 of which must be covered and designated for a specific unit		

Source: City of Palmdale, CA, 2021
[1]All Setbacks measured in feet from the edge of the public right-of-way.
[2]Except on corner or reversed corner lots where both side yards must be a minimum of 10'. When siding onto a designated arterial street, or a more intensive land use or designation, minimum 20', and when siding onto a railroad right-of-way, minimum 50'.
[3] When backing onto a designated arterial street, or a more intensive use, rear yard setback shall be a minimum 30', when backing onto a railroad right-of-way, minimum 50'.

Specific Plans

In addition to the above residential land use categories, the City has 11 Specific Plans, seven of which allow for residential development at various densities. The purpose of specific plans is to provide a clear vision and implement comprehensive standards which reflect the unique characteristics of the planning area.

Hillside Specific Plan is built out. Two of the specific plan areas, Rancho Vista and Joshua Hills, are well developed with infrastructure in place and little vacant residential land. City Ranch, also known as Anaverde, Nuevo contains more than 1,500 existing residential units and major infrastructure has been installed. Ritter Ranch has installed infrastructure but has not yet been developed. Foothill Ranch Specific Plan, formerly known as College Park, is the only one of the specific plan areas where infrastructure is not yet in place. It is located within a fault zone area and has Flood Zone, Hillside and Biological constraints. Palmdale Transit Area Specific Plan (PTASP) was adopted in 2020. It replaces and expands upon the previous Transit Village Specific

Plan which was rescinded. Its focus is on Palmdale's downtown area, whereas the other Specific Plans are in the City's periphery.

Table 32 lists the Specific Plans within the City that allow for residential development along with their permitted densities. As shown, the Plans allow for the development of a variety of housing types from single-family large lot development (Foothill Ranch Specific Plan) to high density multi-family and mixed-use developments (i.e. PTASP). The specific plans with remaining residential development potential for the 6th cycle Housing Element are further discussed in the Housing Resources section.

Table 31: Specific Plans Allowing Residential Uses

Specific Plan	Residential Type Permitted	Density Range Permitted
City Ranch (Anaverde)	Single-family detached, attached, and multi-family residential	3.1 – 6.1 du/ac, 6.2 – 10 du/ac, and 10.1 – 16 du/ac respectively
Foothill Ranch (College Park)	Single-family, one ac minimum	380 units total
Hillside Specific Plan	Single-family, large lot	407 SF residential units
Joshua Hills	Single-family detached and multi-family	1,725 units of SF residential at densities of 4.5 – 5.7 du/ac, 736 MF units at 13.3 – 22.0 du/ac
Palmdale Transit Area SP (2020)	Mix of residential uses permitted as part of a form-based code	Urban Core (T6): 50-80 du/ac Urban Center (T5): 30-50 du/ac General Urban (T4): 20-30 du/ac Traditional Neighborhood (T3): up to 8 du/ac. SF residential
Palmdale Transit Village Addendum	Superseded by the new Transit Area SP	See Palmdale Transit Area SP (above)
Rancho Vista SP	Single-family detached, multi-family at varying densities	Urban Residential: SF – 3.2 du/ac, 2,584 units Urban Medium: SF – 5.6 du/ac, 206 units Urban Village: MF – 13.6 du/ac, 450 units Urban High: MF – 22 du/ac, 176 units
Ritter Ranch	Single-family detached and multi-family	80 SF equestrian estates 5,089 SF detached units 1,189 SF attached units 348 MF units 494 senior housing units

Building Codes and Their Enforcement

Building Code Requirements

The City has adopted the 2019 California Building Code (CBC), which is largely based on the International Building Code, to address building code requirements. Under State law, this code can be amended by local governments only for geological, topographical, or climatological reasons. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare, and are not considered an unnecessary constraint to housing. The City has not adopted any local amendments to the CBC that would significantly increase the cost of housing construction.

Code Enforcement

The City puts a high priority on building code enforcement. It has a Neighborhood Improvement Program in which the Building and Safety Division works with law enforcement, the County of Los Angeles Fire Department, the Los Angeles County Department of Health Services, the Department of Public Works and other agencies to coordinate clean up, infrastructure improvements, housing rehabilitation, crime reduction and improvements in property management practices in selected areas of the City. A program of the Department of Public Safety and Community Relations, called Partners Against Crime (PAC), is for multi-family properties. Single-family rental properties are not required to participate in the PAC program, but landlords of single-family properties may participate in the landlord training class. This program aims to create a safe and decent living environment for tenants. The components of the program include:

- Neighborhood Watch meetings for multi-family properties.
- Inspection and certification through the Building and Safety Rental Inspection Program. This certification allows both the landlord and tenant to verify all building and safety measures are met.
- All multi-family properties are encouraged to participate. No distinction is made between affordable or market rate properties.
- Educate landlords and managers to be diligent in their screening in accordance with fair housing laws.
- Law enforcement works with managers and tenants to address safety concerns both on the property and in the surrounding neighborhood.

Off-Site Improvements

Dedication Requirements

In addition to impact fees, new development is required to dedicate land where needed to construct infrastructure improvements to support the residents it generates. These requirements are most commonly applied to dedication of land along street frontages for additional right-of-way needed to widen roads in order to carry additional traffic. All new housing projects are required to dedicate half-width street right-of-way and construct improvements within the interior of the project. Where the project boundary abuts a public street, right-of-way dedication is required along the project frontage, and street improvements are required to be constructed. Street right-of-way may also be used for placement of sewers, storm drains, and utility easements. The requirements placed on the project must be directly related to the project's impacts on infrastructure systems, and must represent a fair share contribution based on the project's share of the facility needs in order to meet the tests of nexus and proportionality.

The requirement to dedicate right-of-way and/or easements for public improvements to support development is typical of all California cities and is specified as a subdivision requirement by the State Subdivision Map Act. There are no unusual requirements in the City of Palmdale for dedication of land to construct infrastructure.

Improvement Requirements

In areas of existing development, the street system is complete and developers only have to install sidewalks, driveways and curbs for their own developments. In the downtown area and near other developments, water, sewer and power may extend to vacant infill lots in one area, but in another area developers of vacant lots may have to bring services to the lots from a distance.

The same is true of larger parcels in the City's older areas. Some may already have services close to the site; for other sites a developer may have to make a larger infrastructure investment. If infrastructure is not available to a new development, the developer is required to install the required infrastructure to service the project, with the potential for impact fee credits and reimbursement. The Southern California Gas Company and Southern California Edison provide gas and electricity respectively.

Examples of types of improvements required of developers include the following:

- Street improvements, including curb, gutter and sidewalks; streetlights and traffic control devices, bus turnouts & shelters
- Grading, drainage and drainage structures
- Walls and fences
- Sanitary sewers
- Water mains and fire hydrants
- Street trees and landscaping

Due to the change in traffic impact analysis, affordable housing projects, infill projects of a smaller size, and projects relying on previously approved environmental documents can screen out of Vehicle Miles Traveled (VMT) standards and are not required to prepare separate traffic studies. A traffic mitigation fee is paid on a per unit basis to offset the costs of transportation related capital improvements. The City has a Capital Improvement Plan for improvements to the circulation system and the mitigation fee is combined with other funds, including grant funds, to pay for street, traffic light and other improvements that are made according to a prioritized schedule.

Some of Palmdale's residentially zoned land lies in areas that are still largely unimproved. Developers are required to demonstrate the ability to provide and gain access to streets, drainage, sewers, power, and water as a condition of approval for raw land development. This Housing Element focuses on residential land with near-term development potential. Specifically, the City encourages infill development in the central areas of Palmdale where infrastructure is already in place and vacant parcels are available. The cost of on- and off-site improvements in the central areas would be substantially lower than in the peripheral areas.

Water

The City of Palmdale is primarily served by Palmdale Water District (PWD) and Los Angeles County Waterworks District (LACWD) 40, with numerous small water companies providing service to smaller areas.

PWD receives water from Littlerock Creek Dam and Reservoir, the State Water Project (SWP) and groundwater. Groundwater is obtained from underground aquifers via active wells scattered throughout PWD and chlorinated prior to distribution. LACWWD 40 receives water from the SWP, purchased through the Antelope Valley East Kern Water Agency (AVEK), and local groundwater.

The Antelope Valley groundwater basin was in overdraft, which is the condition where annual extraction exceeds the safe-yield for a period of at least approximately 61 years. However, the Antelope Valley adjudication process was finalized in 2015. The goal of the adjudication was to bring management to the basin and to limit further subsidence. The adjudication provides a framework to sustainably manage the basin and reduce groundwater declines and subsidence. To administer the judgement, the court directed appointment of the Watermaster (5-member board). The Antelope Valley Watermaster (established in 2016) is charged with administering adjudicated water rights and managing groundwater resources within the adjudicated portion of the Antelope Valley. After 15 years of complex proceedings, the judgement identified a state of overdraft, established respective water rights among groundwater producers, and ordered a

ramp-down of production to the native basin safe yield. PWD's groundwater supplies accounted for 13 to 39 percent of PWD's potable water supplies between 2016 and 2020. The projected groundwater pumping volumes in the Antelope Valley Groundwater Basin will decrease in the future due to the adjudication process.[4]

The 2020 PWD Urban Water Management Plan (UWMP) evaluated project water usage in the district in five-year increments up until 2045. PWD anticipates having adequate supplies to meet demands during normal years. However, PWD anticipates that during single-dry year conditions, demands will exceed supplies starting in 2030 and during multiple-dry year conditions, demands will exceed supplies starting in 2045. Additionally, in a consecutive five-year drought, PWD anticipates demands exceeding supplies in 2021 and 2023. Therefore, additional supplies are assumed to be needed to meet demands under those conditions. PWD has identified numerous short-and long-term transfer and exchange opportunities that would provide additional supplies to help overcome supply shortages. The 2020 Water Shortage Contingency Plan identifies numerous opportunities to reduce customer demand during water shortages.[5] Anticipated water supplies addressed in the UWMP include groundwater, groundwater or surface water augmentation, local surface water, imported SWP water, water from the Butte Transfer agreement and recycled water.

The PWD 2020 UWMP includes the projected use of water for lower income households within the District boundaries. The proportion of lower income households through the year 2045 was projected to be 50 percent. In addition, the UWMP states that PWD will not deny or condition approval of water services, or reduce the amount of services applied for by a proposed development that includes housing units affordable to lower income households unless one of the following occurs:

- PWD specifically finds that it does not have sufficient water supply;
- PWD is subject to a compliance order issued by the SWRCB DDW that prohibits new water connections; or,
- The applicant has failed to agree to reasonable terms and conditions relating to the provision of services.

LACWD 40 does not anticipate any supply deficiencies under normal, single-dry or multiple-dry year conditions, largely due to the availability of banked groundwater supplies.

Sewer

The City of Palmdale owns the wastewater collection system that collects wastewater from all properties on the sewer system pipelines within the City's municipal boundaries and transfers it to large trunk sewers that in turn empty into the Palmdale or Lancaster Water Reclamation Plant.

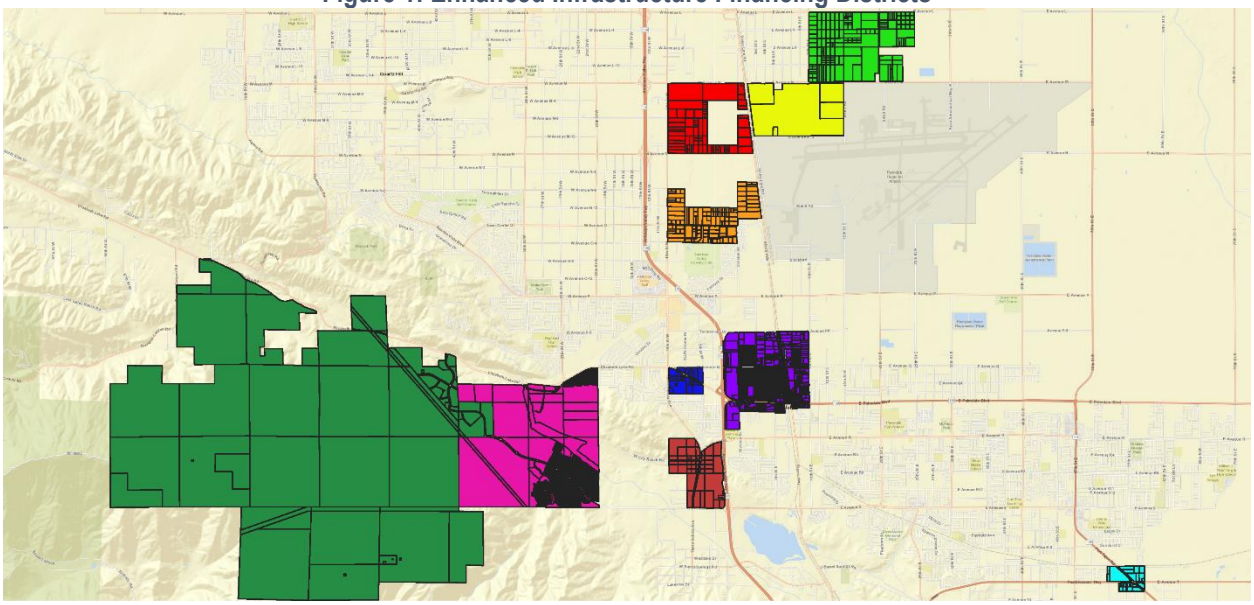
Most sewers in Palmdale are within Los Angeles County Sanitation District (LACSD) 20, which covers most of the southern half of Palmdale. These sewers carry wastewater for treatment at the Palmdale Water Reclamation Plant. Some of the sewers in the northern portion of Palmdale discharge to LACSD trunk sewers that convey flow to the Lancaster Reclamation Plant within LACSD District 14. The discharge from sewers on-site at USAF Plant 42 is split between LACSD District 20 and LACSD District 14.

[4] Palmdale Water District, 2020 Urban Water Management Plan, June 25, 2021.
[5] Palmdale Water District, 2020 Urban Water Management Plan, June 25, 2021.

There are also approximately 2,726 septic tanks served by the system, of which approximately 1,000 are within Palmdale city limits.

To expand Palmdale's sewer capacity, the City formed an Enhanced Infrastructure Financing District (EIFD) in 2014. EIFDs are special districts with defined boundaries that use local property taxes to issue bonds (tax increment financing) to fund infrastructure projects (e.g. streets, utilities, sidewalks, pedestrian safety enhancements) or affordable housing (see Figure 1). It was formed in partnership with the County of Los Angeles. The goal of the Palmdale EIFD is to support needed infrastructure in the Antelope Valley to help accelerate the production of quality jobs and accessible housing. The resolution of intent was approved by the City Council on June 1, 2021, and the infrastructure financing plan for the EIFD was just approved on October 28, 2021.

Figure 1: Enhanced Infrastructure Financing Districts



The Palmdale EIFD encompasses approximately 22,971 acres of land; 18,860 acres located within Palmdale city limits (representing approximately 28 percent of the City's total approximately 68,032 acres and 4,140 acres located in unincorporated County. The Palmdale EIFD boundaries are non-contiguous, focusing on the jobs and housing centers of the City. These areas include Ritter Ranch, Anaverde Nuevo and the PTASP. The EIFD can be used to increase sewer capacity should it be needed.

An Environmental Impact Report (EIR) Addendum is being prepared for the 6th Cycle Housing Element. The Addendum analyzes the 6th Cycle Housing Element Update's potential to have new or substantially increased environmental effects compared to those analyzed in the City's 2006-2014 Housing Element Update Environmental Impact Report (EIR). Consistent with the findings of the HE EIR, which analyzed sites that would use the same utilities and service systems, access to utility and service systems is available and there would be capacity for increased wastewater in sewers.

Fees and Other Exactions

The City charges a range of development fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a pro-rata fair share of the cost of providing infrastructure. While these fees do increase the cost of housing development, they are necessary to ensure public health and safety, as well as to maintain a high

quality of life for residents of the City. Additionally, application processing fees are necessary to facilitate thorough and consistent project review and orderly development within the City.

Planning and Development Fees

Planning application fees are established by a Fee Study, which analyzes a number of factors including processing time and number and experience level of people needed to review an application. The purpose of the fee study is to determine fee levels that accurately cover the cost of application review, which are then reviewed and adopted by the City Council. The most recent update to the fee schedule became effective on July 1, 2021. These fees are not considered excessive and are comparable to surrounding communities. Table 32 summarizes the Planning Department fee requirements for residential development applications. Planning and impact fees combined, the City estimates that the fees for a typical single-family home total approximately $21,983, slightly below 10 percent of the building valuation. For a typical multi-family development project, average per unit fees total to $14,800, also approximately 10 percent of the building valuation. Fees in Palmdale are not excessive.

Table 32: Planning Department Application Fees - Residential

Application	Application Fee
Annexation	$4,144 + $5/ac + LAFCO fees
Conditional Use Permit Residential	$7,150
Development Agreement and Density Bonus	$3,450
Site Plan Review	$7,150
Subdivision Development Plan Review	$1,050
Environmental Review	
Initial Environmental Study	$2,000
Environmental Impact Report	$8,000
General Plan Amendment	$3,108 + $50/acre for first 200 acres
Minor Exception, Minor Site Plan Review	$1,000
Pre-Application to Development Advisory Board	$250
Request meeting with DAB	$250
Specific/Community/Master Plan, New	$4,869.20 + $15/res. unit
Specific/Community/Master Plan Amendment	$2,331
Tentative Parcel Map	$5,000
Tentative Tract Map	
Small Maps (1-40 lots/units)	$7,500
Large Maps (over 40 lots/units)	$9,000
Time Extension (Administrative/PC Approval)	Fee equal to 80% of current base fee, depending on type of application
Variance	$1,813
Zoning Map Amendment	$3,108

Source: City of Palmdale, Fee Schedule, June 2021. Note this is a snapshot applicable to June 2021, and does not include all applicable fees.

Table 33: Estimated Total Fees - Single-Family Detached Unit

Source of Cost	Amount
Planning Department Fees Plan Check	$2,881
Building And Safety Fees Plan Check and Permits	$3,521
Traffic Impact Fees	$1,740
Park Impact Fees	$6,812
Fire Facility Impact Fees	$2,414
Sewer Fees (Hook-Up)	$2,864
Public Facility Fees	$1,751
Total Fees	**$21,983**
Prototype Assumption: 2,200 sq. ft. unit- 4 bedrooms plus 500 sq. ft. garage	

Source: City of Palmdale Planning, Building and Safety and Engineering Departments.

Table 34: Estimated Total Fees – Multi-Family Project

Source of Cost	Amount
Planning Department Fees Plan Check	$88,206
Building and Safety Fees Plan Check and Permits	$103,901
Park Impact Fees	$585,888
Fire Facility Impact Fees	$81,320
Sewer Fees (Hook-Up)	$117,269
Public Facility Fees	$59,466
Total Fees	**1,036,050**
Per Unit Fees	**$14,800**
Prototype Assumption: 70-unit development with 64 3-bedroom units and 6 2-bedroom units for a combined 85,600 sq. ft. apartment complex with carports and balconies.	

Source: City of Palmdale Planning, Building and Safety and Engineering Departments

Local Processing and Permit Procedures

Development permits typically must undergo a variety of City approval processes depending upon the scope and scale of a residential project. The purpose of the development review process is to encourage development that is compatible and harmonious with neighborhoods; foster sound design principles resulting in creative and imaginative solutions; utilize quality building design that avoids monotony; promote and maintain the public health, safety, general welfare; and implement General Plan policies that encourage the preservation and enhancement of the unique character of the City. The PMC sets forth the procedures for the various development permits and reviews required by the City. These processes are critical to ensuring quality residential projects that are consistent with City design goals and standards. Table 35 indicates the approximate review timeline and approval authority for various application types.

Overview of the Development Review Process

Figure 2 on the following page provides a flow chart of the development entitlement process. The development review process maximizes efficiency and utilizes a multi-departmental Development Advisory Board (DAB) to review proposed developments. The DAB process expedites project review by ensuring completeness of formal applications and provides an opportunity for early communication between departments in order to minimize contradictory requirements.

The City has a 120-day schedule for getting a development application through to City Council review, once the application is deemed complete. The Building and Safety and Engineering Divisions typically require two to three weeks for each check on a permit plan check.

Multi-family developments of four or fewer units are approved administratively and developments containing five or more units are subject to Site Plan Review. The Site Plan Review hearing is conducted by a Hearing Officer. The Site Plan Review is not considered a constraint on the development of multi-family housing because approval is only subject to conformity with all adopted development standards of the zone and the goals, policies and objectives of the General Plan, including this Housing Element. For a project subject to Site Plan Review approval, the land use itself is permitted as of right; the only discretion the Hearing Officer has is to ensure the site plan and building(s) are consistent with the PMC with respect to development standards such as setbacks, height, maximum site coverage, parking and landscaping.

Figure 2: Development Processing Schedule

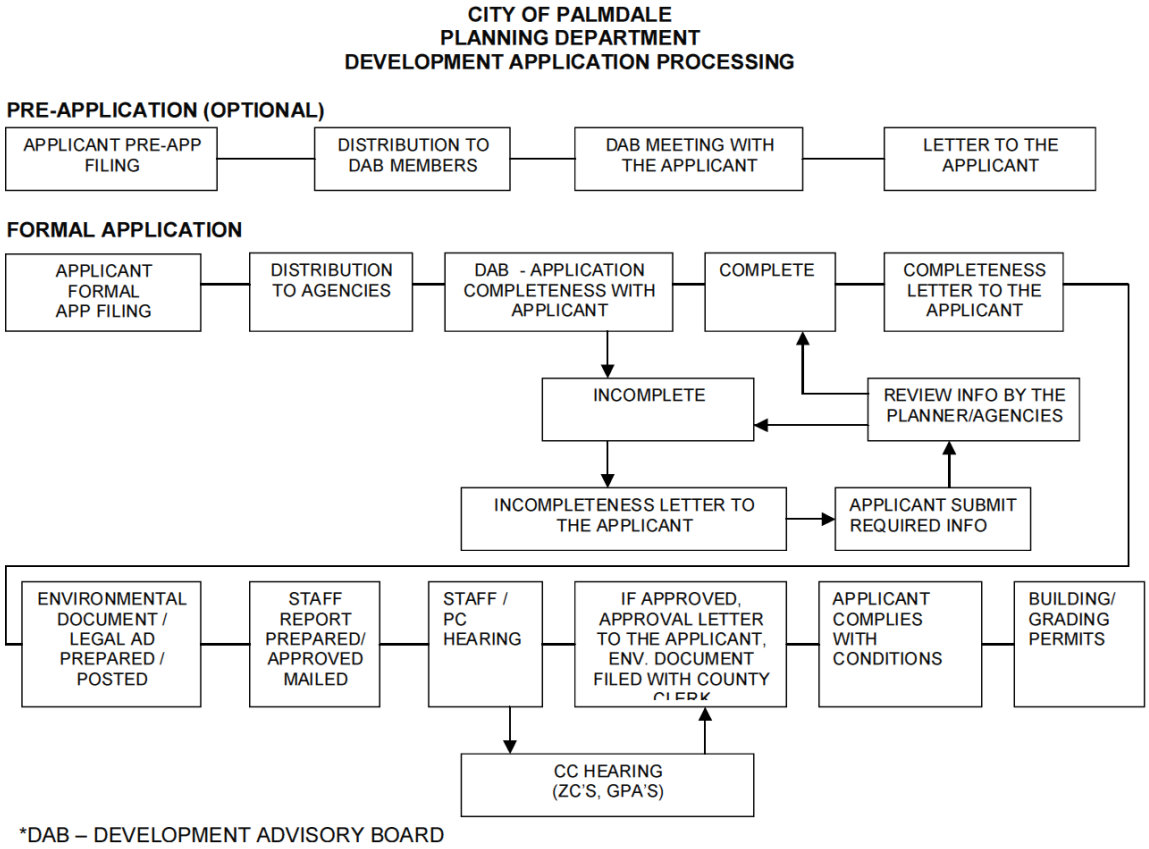


Table 35 and Table 36 below provide timelines for the development approval process. Table 36 assumes all applications and submittals are complete on the first submittal.

Table 35: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Administrative/Ministerial Review	5-10 days
Conditional Use Permit	4-6 months
Zone Change	4-6 months
General Plan Amendment	4-6 months
Site Plan Review	3-6 months
Architectural/Design Review	5-10 days
Tract Maps	4-6 months
Parcel Maps	3-4 months
Initial Environmental Study	2-4 weeks
Environmental Impact Report	9-12 months

Source: City of Palmdale Planning Department

Table 36: Typical Processing Procedures by Project Type

	Single-Family Unit	**Subdivision**	**Multi-Family ≤ 4 units**	**Multi-Family 5 or more units**
Process	Administrative approval	Tentative Map	Administrative approval	Site Plan Review
		Final Map		
		Initial Study – (Mitigated) Negative Declaration		Initial Study – (Mitigated) Negative Declaration
		Subdivision Development Plan		
Estimated Total Processing time	5-10 days	4-6 months	5-10 days	4-6 months

Source: City of Palmdale Planning Department

Tract or Parcel Maps

Tentative Tract or Tentative Parcel Map applications are filed with the Planning Division. These applications are evaluated based on the applicable development standards of the underlying zone, which typically includes minimum lot size, lot width, lot depth, and frontage width. A tentative tract or tentative parcel map processed concurrently with another application, such as a Site Plan Review, does not lengthen or increase the time period for staff to review the application. The Planning Commission is the approval authority for Tentative Tract and Tentative Parcel Maps.

Conditional Use Permits

The purpose of a Conditional Use Permit is to allow certain uses that contribute to the orderly growth and development of the City to be properly integrated into the surroundings in which they are to be located. The Conditional Use Permit process is intended to provide an opportunity for public review and evaluation of site specific requirements and characteristics, to provide adequate mitigation of any potentially adverse impacts, and to ensure that all site development regulations and performance standards are provided in accordance with the PMC. Residential uses that require a Conditional Use Permit are manufactured home parks and subdivisions (R-3), convalescent facilities (R-3 and R-4 zones), boarding and rooming houses (R-3 and R-4 zones), and alcohol and drug treatment facilities (R-3, R-4 and C-3 zones).

The Planning Commission cannot deny a Conditional Use Permit if the facility meets all development standards. As of 2021, the City has 10 mobile home parks and the City works to

preserve affordability of the mobile home parks through rent stabilization. While the Conditional Use Permit process may add uncertainty to the development of such housing facilities, the process has not precluded their development in the City.

Variances and Minor Exceptions

Variance and minor exception applications are typically filed to request a deviation from applicable development standards where unique property characteristics would create a hardship in complying with the PMC. The characteristics must be unique to the property, and in general, not shared by other adjacent parcels. Minor exceptions are approved through Administrative Review by the Planning Manager, such as a modification to fence height, setbacks, building height, or other minor deviations from development standards. If the deviations do not qualify for a Minor Exception, a Variance application could be approved by the Planning Commission at a public hearing. Variance requests include such modifications to development standards as fences, walls and screening; front, rear and side yards; height of structures; parking; landscaping; and usable open space.

Both the variance and minor exception requests require the following findings to be made in order to support approval:

- There are special circumstances or conditions applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of the Zoning Ordinance would deprive such property of privileges enjoyed by other properties in the vicinity and under identical land use classification;
- Granting the minor exception or variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and denied to the property for which the variance is sought;
- Granting the variance or minor exception will not be materially detrimental to the public health, safety, or welfare or injurious to properties or improvements in such vicinity and land use district in which the property is located; and,
- Granting the minor exception or variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located.

General Plan Amendment, Development Code Amendments, and Zoning Map Amendments

With the comprehensive General Plan update and move toward a “form-based” land use policy, the City would offer increased flexibility in the types of uses and development standards. The need for General Plan and Zoning amendments should be less frequent in the future.

Density Bonus

The City's Affordable Housing Incentives/Density Bonus Provisions assist in the development of affordable housing opportunities in accordance with Government Code §65915-65918. These provisions allow a density bonus and other regulatory concessions to provide incentives for "the production of housing for very low income, lower income, moderate income, and senior households" to "facilitate the development of affordable housing" within the City. The provisions function by allowing a reduction in development standards in exchange for the development of affordable housing units. Based on the number of units provided and the percentage of those units designated for low, very low, and senior households, the applicant may request a density bonus and/or other regulatory concessions to facilitate the development. Regulatory concessions act as incentives, which can include reduced building setbacks, reduced open space, increased lot coverage, increased maximum building height, reduced on-site parking standards, reduced

minimum building separation requirements, or other site or construction conditions applicable to residential development. However, the caveat regarding the density bonus is that the development incentive granted must contribute significantly to the economic feasibility of providing the targeted number of units.

On April 2, 2019, the City of Palmdale updated the City's Density Bonus Ordinance to comply with State law, and included the regulations from AB 1763, also enacted in 2019. In the meantime, AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing by increasing the maximum available density bonus from 35 percent to 50 percent for qualifying projects not composed exclusively of affordable housing.

The Housing Plan includes a program to update Zoning Ordinance 17.25.110 in order to comply with the new State provisions related to affordable housing density bonuses.

Housing for Persons with Disabilities

Persons with disabilities often have special housing needs; therefore, housing options for persons with disabilities are often limited. To ensure adequate housing for persons with disabilities, State law requires cities to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities; demonstrate efforts to remove governmental constraints; and include programs to accommodate individuals with disabilities.

Allowable Housing Types

The PMC defines a Residential Care Facility as a facility as defined in the California Community Care Facilities Act and is any family home, group care facility, or similar facility determined by the State Director of Health Care Services, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. The PMC further stipulates that a Residential Care Facility must be licensed by the State of California.

Palmdale complies with applicable State law requirements and permits Residential Care Facilities, serving six or fewer persons, to be located in all residential districts. The PMC further distinguishes these as small Residential Care Facilities.

Residential Care Facilities serving seven or more persons, are permitted in the R-2, R-3, and R-4 zones, subject to the Site Plan Review process. The PMC also distinguishes these as Large Residential Care Facilities, which is the same as the definition of an Assisted Living Facility, and does not include nursing homes, convalescent homes, substance abuse recovery facilities, alcohol and drug residential recovery homes, sober living homes alcohol and drug treatment facilities, or transitional housing. The PMC establishes off-street parking requirements for Assisted Living Facilities of one space for every three beds, plus one space for each employee scheduled to work on the largest shift. In addition, all required off-street parking shall be located a maximum of 150 feet from at least one entrance to the facility. When the facility provides individual units that can be considered "dwelling units," as defined in the PMC, with individual kitchens, the facility shall be subject to the development standards for senior housing projects. The PMC does not establish a maximum concentration in any single area for these facilities, does not establish separation requirements (in addition to those established by State law), and are subject to the applicable review requirements of the base zone.

Definition of Family

The PMC does not have a definition of "family"; however, "household" is defined as, "one or more individuals, related or unrelated, living together in a single dwelling unit."

This definition does not regulate the number or relationships of occupants in a home (i.e. blood relation), or distinguish residential uses by the type of occupant or disability. Therefore, there are no constraints to the development of housing for persons with disabilities based on household size or type, type of disability or medical condition, or any other arbitrary grouping.

Reasonable Accommodations

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

A 2004 update included the establishment of procedures for reasonable accommodations in PMC Section 17.26.100 in compliance with state and federal fair housing laws. Applications for reasonable accommodations are submitted to the Planning Division and are approved through administrative review by the Planning Manager. Applications for reasonable accommodation require the applicant to identify the basis for the claim that the individual is considered disabled, the applicable PMC provision, regulation or policy from which reasonable accommodation is being requested, and why the reasonable accommodation is necessary to make the specific property accessible to the individual. The decision to approve a reasonable accommodation requires the making of specific findings related to the accommodation, including:

1. Special need created by the disability;
2. Potential benefit that can be accomplished by the requested modification;
3. Potential impact on surrounding uses;
4. Physical attributes of the property and structures;
5. Alternative accommodations which may provide an equivalent level of benefit;
6. In the case of a determination involving a single-family dwelling, whether the structure would be considered a single housing unit if it were not using special services that are required because of the disability of the residents;
7. Whether the requested accommodation would impose an undue administrative burden on the City; and,
8. Whether the requested accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.

The City's reasonable accommodation procedures are compliant with fair housing laws and sufficient to prevent constraints to development of housing for persons with disabilities by facilitating modifications or exceptions to development standards when necessary. The provisions in the Municipal Code are intended to apply to those persons who are defined as disabled under the Federal Fair Housing Act and the California Fair Employment and Housing Act.

Streamlining (SB 35)

SB 35 allows a streamlined, ministerial review process for multifamily residential projects that meet certain minimum affordable housing guarantees. This ministerial review process is required for jurisdictions that have not made significant progress in meeting their allocation of the regional housing need. To comply with State law, Palmdale will amend the Zoning Code to include written procedures in accordance with SB 35 (please refer to Housing Element Program 8).

4.2 Nongovernmental Constraints

Nongovernmental constraints refer to economic and market factors that impact the maintenance, development, and improvement of affordable housing. Although every community is impacted to varying degrees by market constraints, the City of Palmdale has instituted policies and programs to offset the impact of market forces, and conserve and expand the availability of safe, decent, and affordable housing opportunities.

Housing Market

The City of Palmdale offers abundant opportunities for residential development. However, the City has not seen a significant increase in housing supply, especially multi-family housing construction. One key factor relates to the City's current land use and zoning structure that leaves a missing link – moderate density (16-30 du/ac) – between low density single-family residential uses and very high density urban residential uses. As part of the comprehensive update to the General Plan, the City is introducing the Residential Neighborhood 2 (RN2) and Residential Neighborhood 3 (RN3) that would bridge the density (and housing type) gap by allowing residential development between 20 and 30 units per acre.

The market can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to the inability for a developer to secure financing for construction, or the ability of the project applicant in making corrections to plans. In Palmdale, the average time between project approval and request for building permit is typically one to six months.

Timing and Density

Non-governmental constraints can also include timing between project approval and requests for building permits. In many cases, this has to do with securing construction financing. In Palmdale, the City allows for concurrent Planning and Plan Check submittal, at the applicant's risk, during the entitlement process. The average time between project approval and request for building permit is approximately three months.

The level of development that is anticipated by a jurisdiction may not always be what is proposed by the property owner or developer. While the City would not support projects below minimum density requirements, inquiries have been made by developers. However, no formal submittals have been received to develop below minimum densities.

Land Cost

Palmdale has an abundance of vacant land available on the market. A quick search online (Zillow.com and Redfin.com) indicates over 200 vacant properties available for sale. Prices vary depending on zoning and availability of infrastructure, ranging from about $30,000 per acre to over $100,000 per acre for more readily developable land. Sites that appear to require significant infrastructure improvements command significantly less.

Cost of Construction

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, or include the price of the land upon which

the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family residences in 2020 are as follows:

- Type I or II, R-2 Residential Multi-family: $148.82 to $168.94 per square foot
- Type V Wood Frame, R-2 Residential Multi-family: $113.38 to $118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: $123.68 to $131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between $143.75 to $199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. For multi-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. Construction costs are relatively consistent throughout Los Angeles County, and therefore high construction costs are a regional constraint on housing development rather than a local constraint.

Financing

The availability of mortgage financing can impact the ability of a household in achieving homeownership. According to the Home Mortgage Disclosure Act (HMDA) data for 2020, more than 600,000 households applied for home mortgage financing in 2020, with an approval rate of 65 percent and a denial rate of about 13 percent. About 22 percent of the loan applications were either deemed incomplete or withdrawn by applicants. This approval rate is fairly consistent with the average rates in recent years. Interest rates have also been at the historic lows, hovering slightly below three percent. However, the major obstacle to homeownership for many households, especially lower income households, is the ability to save up for the required down payment. Prior to the elimination of redevelopment, many communities were able to provide down payment assistance to first-time buyers. Most communities have suspended these programs along with the elimination of redevelopment.

Another impediment to decent housing is the access to financing for home improvement, which usually has much lower approval rates than mortgage financing. Often households are already highly leveraged with the first mortgage loan to qualify for a second loan for home improvement. Unfortunately, similar to homebuyer assistance, many communities have to suspend home rehabilitation assistance as well.

The City of Palmdale had to suspend both its Mortgage Assistance Program and Single-family Rehabilitation Program due to lack of funding.

Constraints Analysis

This Housing Element includes programs to remove potential governmental constraints to housing production, including Program 8, which has several Zoning Code Amendments such as: streamlined approval, updated density bonus requirements and permitted locations for residential care facilities. Programs in this Element also aim to reduce non-governmental constraints including Program 9, Homebuyer Assistance, and Program 10, Housing Rehabilitation Assistance.

Furthermore, the City is undergoing comprehensive General Plan and Development Code updates. The objective of the Development Code update is to ensure appropriate development standards are established to implement the new General Plan, facilitating development at the densities allowed under the new Plan.

5. Housing Resources

Housing resources refer to the land, financial, and administrative resources that are available to meet Palmdale's housing needs to mitigate the housing constraints identified in earlier sections of this Housing Element. This section provides an inventory, analysis, and assessment of the City's resources to address its housing needs, including the City's share of the Regional Housing Needs Assessment (RHNA).

5.1 Potential for Future Housing

State law requires that jurisdictions provide an adequate number of and properly zoned sites to facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning designations and development regulations —with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels. The land resources available for the development of housing in Palmdale are addressed here.

Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The State Department of Housing and Community Development (HCD) allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure an equitable distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the SCAG region covers an eight-year planning period (June 30, 2021 to October 15, 2029)[6] and is divided into four income categories: very low, low, moderate and above moderate. As determined by SCAG, the City of Palmdale's allocation is 6,640 units divided among the four income categories shown in Table 37.

[6] The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of October 15, 2021 through October 15, 2029.

Table 37: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	1,777	27%
Low	935	14%
Moderate	1,004	15%
Above Moderate	2,924	44%
Total	6,640	100%

Source: Southern California Association of Governments (SCAG)
Note: The City has a RHNA allocation of 1,777 very low-income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low income. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low-income category.

Credits Towards the RHNA

State law allows local governments to receive credits towards its RHNA housing goals with housing units constructed, building permits issued, and projects approved during the RHNA planning period. Table 38 summarizes Palmdale's RHNA credits and the remaining housing need through October 15, 2029. The City will be able to meet all of its above moderate income RHNA with anticipated ADUs and current pipeline projects. The City must accommodate the remaining RHNA of 3,604 lower and moderate-income units with vacant and nonvacant sites with development potential.

Table 38: RHNA Credits and Remaining Need

	Extremely/Very Low/Low	Moderate	Above Moderate	Total
RHNA	**2,712**	**1,004**	**2,924**	**6,640**
Potential ADUs	**110**	**2**	**48**	**160**
Entitled Projects	**0**	**0**	**7,487**	**7,487**
City Ranch SP (Anaverde)	0	0	2,318	2,318
Ritter Ranch SP	0	0	5,169	5,169
Remaining Need	**2,602**	**1,002**	**0**	**3,604**

ADU Projection

SCAG has conducted analysis that provides jurisdictions in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for RHNA. The analysis examined current market rents for reasonably comparable rental properties. The analysis relied on a survey of 150 existing ADUs between April and June of 2020. Based on the rent survey, SCAG developed an appropriate income distribution for potential ADUs by county. This income distribution has already been approved by HCD for use in the 6th cycle Housing Element.

Between 2017 and 2021, Palmdale permitted 97 ADUs:

- 3 units permitted in 2017
- 2 units permitted in 2018
- 26 units permitted in 2019

- 21 units permitted in 2020
- 45 units permitted in 2021 (as of October 2021)

Based on the recent trend between 2018 and 2021, the City conservatively assumes an annual average of 20 ADUs between 2021 and 2029, 160 over the planning period Table 39.

Table 39: Potential ADUs

Income Group	SCAG Affordability Assumption (Percentage of Total ADUs)	Potential ADUs
Extremely Low	15.0%	24
Very Low	8.5%	14
Low	44.6%	72
Moderate	2.1%	2
Above Moderate	29.8%	48

Entitled Projects

The City currently has many residential projects at different stages of development. For purposes of this analysis and the sites inventory, two entitled projects will provide adequate capacity for the City's above moderate income RHNA:

- **City Ranch Specific Plan or Anaverde Nuevo:** There are 2,318 single-family detached homes currently in the pipeline to be constructed as a part of the specific plan. These units will be credited toward the City's above moderate income RHNA.
- **Ritter Ranch Specific Plan:** New tract maps have been submitted for the first phase of development. The specific plan will provide 5,169 single-family detached homes that will be credited toward the City's above moderate income RHNA.

Remaining RHNA

Accounting for potential ADUs and current pipeline projects, the City has a remaining RHNA of 3,604, specifically 2,602 for extremely low/very low and low income and 1,002 moderate income units. The City has already been able to meet its above moderate income RHNA with pipeline projects.

Residential Sites Inventory

Government Code §65583(a)(3) and §65583.2 requires "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services for these sites". The availability of vacant residential land is the sole resource needed to meet the City's affordable housing needs. Figure 3 below shows the sites inventory for the City.

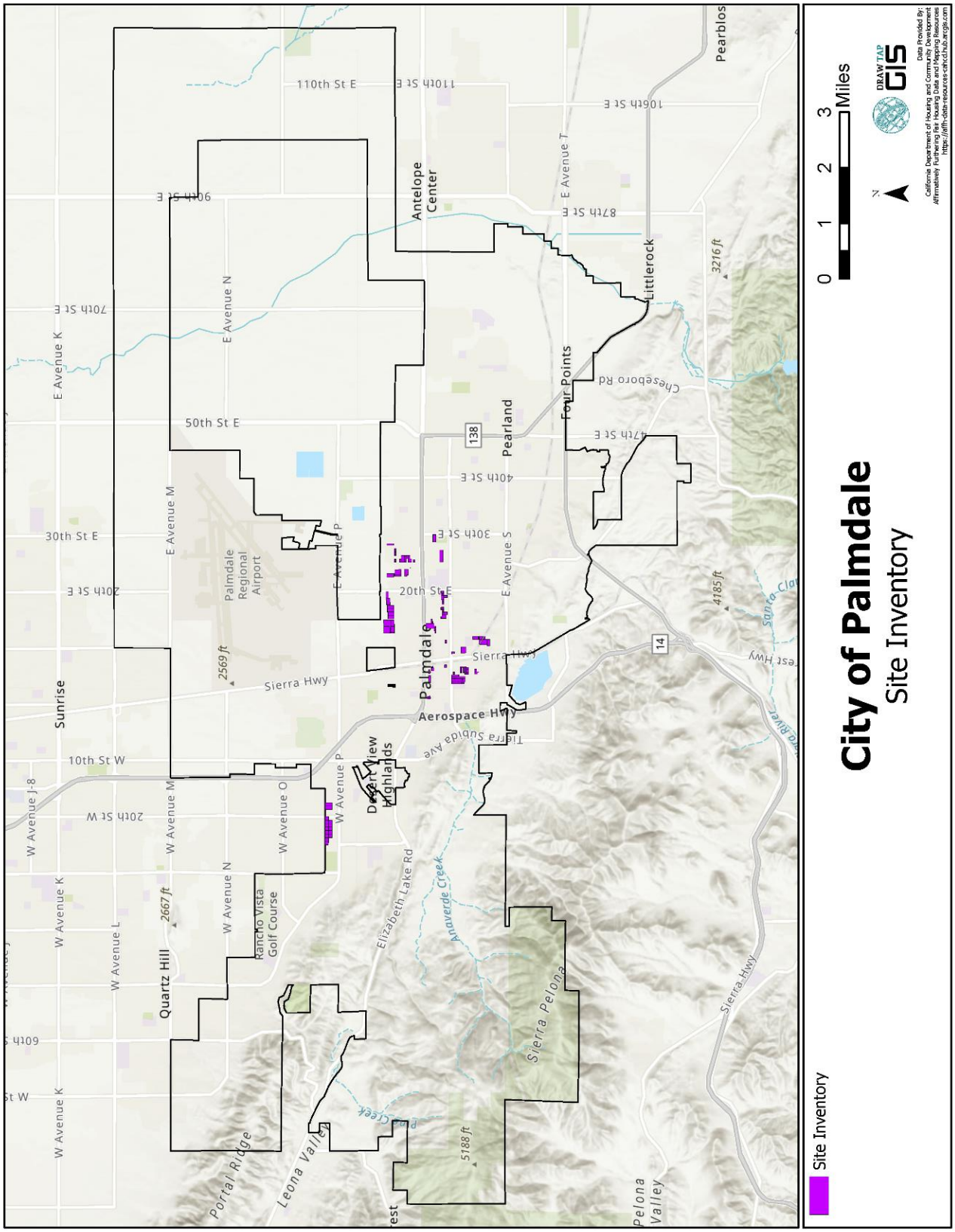
State law requires that jurisdictions demonstrate that the land inventory is sufficient and adequate to accommodate the jurisdictions' share of the regional housing need. The Housing Element must identify those sites within the City of Palmdale that can accommodate the RHNA. Potential development sites at adequate densities and appropriate development standards must be made available to accommodate these remaining units. Pursuant to State law, the default density of 30

units per acre is considered an adequate density to facilitate and encourage the development of lower income housing.

The City of Palmdale's General Plan Update is facilitating development by introducing a new Land Use Plan that transforms select areas of the City into specialty districts, corridors, place types and neighborhoods with a diverse mix of uses. The updated General Plan will incorporate a range of housing densities and mixed-use infill that will guide the development of more diverse housing opportunities.

The Housing Element utilizes the General Plan Land Use Element and Development Code updates for the provision of residential sites for RHNA.

Figure 3: Residential Sites Inventory



Methodology

The development of the sites inventory started with vacant sites that were identified using GIS and assessor data that were labeled with an existing use of vacant. The status of vacant parcels was then confirmed with staff knowledge and input. These parcels were also cross-checked with sites used in the previous housing element cycle so that sites being used for a second cycle could be identified as such.

When estimating residential development potential, some factors were considered:

- Not all vacant sites will be developed over the eight-year period
- Not all vacant sites will develop at the maximum density permitted

Taking these factors into consideration, the residential sites inventory for this Housing Element was compiled using a very conservative assumption that development will occur at the lowest allowable density on each site based on the zoning. Further analysis was done to identify sites feasible for lower income housing that are larger than 0.5 acre and smaller than 10 acres.

Vacant Sites

For the purposes of this sites inventory vacant sites under the new General Plan Land Use designation of Residential Neighborhood 3 (RN3) were selected. Under the new Land Use Plan RN3 will have an allowable density range of 20-30 dwelling units per acre and is suitable for the development of lower income housing. Vacant sites were chosen if they were designated as RN3, had access to sewer and water, and were of appropriate size for lower income housing. In total, 108 sites of vacant land comprising of about 249 acres were selected. The vacant sites in Table 40 have the capacity to provide a minimum of 3,480 lower income units and 1,459 moderate income units. Sites that do not accommodate at least 16 units based on minimum density are assumed to be feasible for moderate income housing.

Table 40: Vacant Sites

Income/ Affordability[1]	Land Use Designation	Total Acres	Minimum Potential Units
Low Income	Residential Neighborhood 3	187.52	3,480
Moderate Income	Residential Neighborhood 3	61.94	1,459
	Total	**249.47**	**4,939**

1. Based on density level, RN3 can facilitate lower income housing. However, some sites are also identified and assumed to be feasible for moderate income housing.

Adequacy of the Sites for RHNA

Based on the development potential on vacant sites throughout the City and the new General Plan Land Use Element, the City can fully accommodate its RHNA for the planning period (Table 41).

Table 41: Summary of RHNA

	Extremely/Very Low/Low	Moderate	Above Moderate	Total
RHNA	**2,712**	**1,004**	**2,924**	**6,640**
Potential ADUs	**110**	**2**	**48**	**160**
Pipeline Projects	**0**	**0**	**7,487**	**7,487**
City Ranch SP (Anaverde)	0	0	2,318	2,318
Ritter Ranch SP	0	0	5,169	5,169
Remaining Need	**2,602**	**1,002**	**0**	**3,604**
Sites Inventory	**3,480**	**1,459**	**0**	**4,939**

Availability of Site Infrastructure and Services

All sites identified in the inventory are located within areas where infrastructure and public services are readily available or can be extended. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Within both the Ritter Ranch and City Ranch specific plan areas, the master developer has installed trunk water and sewer lines and arterial roadways. Any missing public improvements (e.g., curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time. None of the housing sites are subject to significant environmental constraints that would prevent development of these sites into housing.

Financial Resources

The ability of a City to provide affordable housing opportunities requires substantial public subsidies. The City of Palmdale has access to a number of local, State, and Federal resources. The key funding sources are described below.

SB 2 Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a $75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Palmdale received $310,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). The City anticipates receiving approximately $935,000 annually.

Community Development Block Grant

CDBG funds are provided by the U.S. Department of Housing and Urban Development (HUD) and are based on a formula that considers census data, extent of poverty, and age of the housing stock. Based upon these criteria, the CDBG program allows local governments to utilize Federal funds to alleviate poverty and blight. The CDBG program provides funds for a wide range of community development activities, including the acquisition and/or disposition of property, public facilities and improvements, relocation, housing rehabilitation, homeownership assistance, and support to public services.

In 2021, the City of Palmdale received $1,541,561 in CDBG entitlement funding. The City's CDBG program provides funding for: 1) public improvements to lower income areas of the City, 2) public service groups, including South Antelope Valley Emergency Services, and 3) Administration including fair housing services.

Home Investment Partnerships Program

The HOME Investment Partnerships Program (HOME), similar to CDBG, is a formula-based block grant program funded through HUD. HOME funds are provided to eligible state and local governments for the creation of affordable housing opportunities for low-income families. HOME funds must be spent only on housing, and are intended to provide incentives for the acquisition, construction, and rehabilitation of affordable rental and home ownership properties.

In 2021, the City of Palmdale received $577,747 of HOME funds. The City's HOME activities include tenant-based rental assistance and Community Housing Development Organization (CHDO) set-aside funds for affordable housing development.

Administrative Resources

The City of Palmdale actively works with a number of nonprofit organizations to expand and preserve affordable housing in the City. The following nonprofit agencies are either actively providing or preserving affordable housing:

- Housing and Development Law Institute: The Housing and Development Law Institute is a nationwide non-profit member organization whose mission is to serve as a legal resource for stakeholders in the affordable and public housing industry.
- California Housing Partnership Corporation: The California Housing Partnership Corporation (CHPC) is chartered by the state legislature to provide education and technical assistance concerning expiring uses issue to cities, nonprofits and tenants.
- Meta Housing: Meta Housing develops affordable and mixed-income apartment communities throughout California including family housing, supportive housing and arts colonies in Palmdale.
- Homes4Families: Building and providing low-income veterans and active-duty military with affordable homes in Palmdale.

In addition to the above listed agencies, several other non-profits in the region focus on low-income housing. These include:

- National Community Renaissance (National CORE) (previously Southern California Housing Development Corporation): This organization was incorporated in 1992 for the purpose of acquiring, constructing, maintaining, and managing housing units for low-income households.
- Workforce Homebuilders: This organization incorporated in 2005, with the purpose of establishing, maintaining, and operating housing units for lower-income households.
- LINC Housing: Since 1984, LINC Housing has had a hand in building more than 6,000 affordable homes throughout California. LINC provides housing for people underserved by the marketplace.
- Habitat for Humanity: HFH focuses on ownership housing for lower income households. Its development model often relies on land donation from local jurisdictions and sweat

equity from the eligible homebuyers.

Opportunities for Energy Conservation

California Government Code §65583(a)(8) requires "[a]n analysis of opportunities for energy conservation with respect to residential development."

Water Conservation

The City of Palmdale addresses water conservation in new housing through the provisions of Title 24 of the California Building Code. In accordance with California Government Code Section 65591, the Water Conservation and Landscaping Act, the City has a Water Efficient Landscape Ordinance (Ordinance No. 1262, adopted October 2008) that includes a point system for water conservation techniques.

These techniques include:

- No turf is permitted in any single-family residential front yard and is permitted only in designated active recreational areas in multi-family projects;
- No turf is permitted on commercial or industrial projects, except in designated recreational areas;
- Decorative water features must use recirculating water;
- Use of low water use plant material that does not exceed the Maximum Applied Water Allowance;
- Plants grouped in hydrozones (by water requirements);
- Soil management plan (laboratory soil analysis, on-site assessment including identification of amendment needed;
- A minimum 2-inch layer of mulch on all shrub and ground cover areas;
- Climatic conditions considered in plant selection (i.e. north vs. south facing slopes, wind conditions, shading requirements); and,
- All projects must utilize an active evapotranspiration (ET)-based irrigation controller.

Each project must provide a water budget calculation worksheet that includes:

- Irrigation system design and efficiency;
- Automatic ET-based controller (commercial grade or designed for homeowners);
- Water supply type (reclaimed or recycled water, potable, blended or gray water);
- Compliance with Maximum Applied Water Allowance;
- Slope factors and climatic conditions considered in design; and,
- Hydrozone information.

The City also has a Landscape Ordinance and lists of approved plants and trees. The water and landscape ordinances and the approved plant and tree lists are published on the City's website.

Energy and water provisions of proposed new development are reviewed as part of the landscape plan review. The water conservation ordinance is applicable to City and private development

projects requiring a permit, plan check or design review. It also applies to all new single-family residences, and any property that has a recorded Declaration of Substandard Property due to landscape deficiencies.

In 2009, the City of Palmdale became the retail recycled water supplier for that portion of the City of Palmdale not served by Los Angeles County Waterworks, District No. 40. The Recycled Water section is sanctioned to install and maintain the backbone and distribution system for the City's recycled water region to provide recycled water to city facilities such as parks and landscape maintenance districts. The City's goal is to provide 2,000 acre-feet of water to City facilities and schools upon build out of the recycled water system and to reduce the City's dependence on imported water as mandated by the State. Any increase in the utilization of recycled water will result in more potable water available for residential development.

Energy Conservation

Recommended or required construction methods for energy and water conservation include the following:

- All windows double glazed;
- Increase south facing glazing;
- Reduce west facing glazing;
- Landscape to shade windows;
- Deciduous plants for winter solar gain/summer shade;
- Roof overhangs on southerly windows;
- Attic ventilation;
- Solar heating for pools;
- Flow restrictions on faucets/showers;
- Weatherization;
- Energy efficient lighting systems; and,
- Peak load management.

The City of Palmdale currently offers the following programs for enhancing the energy efficiency of existing residential structures:

- AB 811: In partnership with the County of Los Angeles, the City of Palmdale is participating in the development of a program to use Assembly Bill 811 funds for a program that would provide energy audits, energy efficiency upgrades and installation of photovoltaic solar power systems on residential units for little or no out-of-pocket cost to the property owner.
- Energy Upgrade California in Los Angeles Program: Energy Upgrade California is designed for home improvement projects that lower energy use, conserve water and natural resources, and make homes healthier and more comfortable. Program participants receive an assessment of their homes' energy use and specific recommendations to make their homes more energy efficient. Assistance from specially

trained contractors will ensure the highest level of service from nationally recognized home performance and green building organizations.

6. Housing Plan

The previous sections of this Housing Element provided an assessment of the City's housing needs, an assessment of constraints to the development of housing, and an inventory of housing resources. This section establishes the City of Palmdale's strategy for addressing the housing needs and mitigating constraints with available resources.

6.1 Goals and Policies

Goal 1: Promote the construction of a variety of residential development opportunities for all income groups.

- Encourage the production of housing for all segments of the City's population, including all income levels (including extremely low-income households) and those with special needs.
- Encourage a variety of housing types such as single-family attached (townhomes), multi-family units, planned unit developments, mixed-use housing, and other housing types to fulfill regional housing needs.
- Encourage the development of new affordable units through the provision of incentives.
- Encourage the development of housing that is affordable to lower income groups in areas well served by public transportation, schools, retail, and other services.

Goal 2: Preserve and improve the existing supply of affordable housing.

- Require that all units developed under any of the City affordable housing programs remain affordable for the longest possible time or at least 30 years.
- Use regulatory and financial tools to make mobile home spaces permanently affordable.
- Preserve or replace units with expiring subsidies.

Goal 3: Mitigate local government constraints on housing.

- Assess financial impacts of zone changes on housing affordability.
- Assess feasibility of land use concessions and fee reductions to make new housing more affordable.
- Revise the Zoning Ordinance when necessary to remove constraints in compliance with State law.

Goal 4: Promote equal housing for all persons regardless of their special characteristics as protected under State and Federal fair housing laws.

- Ensure that mixed income housing is focused in areas that have access to transit and resources, specifically in Residential Neighborhoods of RN2 and above and all the Mixed-Use Districts.
- Provide fair housing services that include public information, counseling, and investigation.

Goal 5: Facilitate adequate housing for households with special needs.

- Permit a variety of housing types for seniors including dependent housing units and congregate housing with supportive services.
- Recognize the unique characteristics of elderly and disabled households and address the special needs of these households.
- Establish and maintain standards for units designated as senior units to ensure that they are accessible and convenient for older persons and persons with disabilities.

Goal 6: Address the needs of persons experiencing homelessness.

- Provide emergency food, shelter and referrals to homeless and very low-income individuals and families.
- Provide zoning designations for the development of shelters for the homeless.
- Cooperate in regional homeless assistance feasibility studies.
- Provide referral services and accept referrals from homeless service agencies for emergency housing placement.

Goal 7: Increase access to safe and adequate housing for people with disabilities.

- Ensure access for the disabled in residential, commercial, and public structures.
- Educate property managers about the reasonable accommodation provisions of the Americans with Disabilities Act and Federal and State fair housing laws through the Partners Against Crime program and the fair housing services provider.

Goal 8: Implement energy and water conservation measures.

- Ensure that energy and water conservation measures are included in all new development and redevelopment projects using an energy conservation checklist.
- Inform the public about retrofitting their homes with energy and water conservation measures.
- Incorporate native desert vegetation as a condition of approval for all proposed housing projects.

Goal 9: Enhance vitality and safety of existing residential neighborhoods.

- Actively enforce compliance with health, safety, building, fire, law enforcement and other regulations in all neighborhoods.
- Actively enforce the City's property maintenance ordinance.
- Improve property maintenance and management by providing training to owners and managers.

Goal 10: Promote neighborhood versatility by encouraging a mix of new housing alternatives to increase affordability and promote home ownership.

- Encourage voluntary inclusionary housing by offering incentives to developers.
- Evaluate the feasibility of small lots, reduced setbacks or other modifications to reduce cost of development.
- Encourage mixed-use housing in designated areas along transportation corridors and other commercial areas.

6.2 Housing Programs

The City of Palmdale administers various housing programs to implement its housing goals. Each housing program can implement multiple housing goals. Therefore, the housing programs are categorized by their main objectives:

- Promote new housing affordable to all income groups
- Mitigate governmental constraints
- Preserve and Improve the Existing Supply of Affordable Housing
- Address the housing needs of special needs populations
- Affirmatively Further Fair Housing

Pursuant to State law, housing programs must have specific actions, measurable outcomes, and schedule for achievements. Routine functions and funding sources are not considered housing programs per se in the Housing Element.

Promote New Housing Affordable to All Income Groups

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss

The City of Palmdale has been assigned a Regional Housing Needs Assessment (RHNA) of 6,640 units. Accounting for pipeline projects and potential ADUs, the City has a remaining RHNA of 3,604 units (1,739 very low income, 863 low income, and 1,002 moderate income units). Through the General Plan update, the City is creating a new land use designation Residential Neighborhood 3 (20 to 30 units per acre) to facilitate the development of affordable and workforce housing. The General Plan update is anticipated to be adopted by Spring 2022. Following the General Plan adoption, a comprehensive Development Code update will take place and will include standards to facilitate the allowable densities.

To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

Responsible Agency: Planning Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Adopt the Preferred Land Use Plan as part of the General Plan update that provides increased residential development capacity by Spring 2022, ensuring that the updated Genera Plan offer adequate capacity for the City's remaining RHNA of 3,660 units (1,758 very low income, 899 low income, and 1,003 moderate income units). Specifically, the Residential Neighborhood 3 proposed for meeting the City's remaining lower and moderate income RHNA will meet the following conditions:
    - Allows residential development up to 30 units per acre with a minimum density of 20 units per acre;
    - Each site can accommodate at least 16 units (a site can comprise of multiple parcels); and,
    - Allows multi-family ownership and rental housing by right if 20 percent of the units are set aside as housing affordable to lower income households (see Program 2 below).
- Develop a procedure in 2022 to monitor the development of sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category.
- Update Development Code by Summer 2022 to establish appropriate development standards that can facilitate residential development at the allowable densities.

Provide information on available sites and development incentives to interested developers and property owners on City website.

Program 2: By-Right Approval of Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households. This requirement applies to sites identified to meet the lower income RHNA (refer to RN3 sites in Appendix B: Sites Inventory) when rezoning to make these sites available occurs after October 15, 2021 (statutory deadline of the Housing Element).

Responsible Agency: Planning Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Amend the Development Code to provide by-right approval pursuant to AB 1397 by Summer of 2022.
- Utilize the Multi-Family Residential Guidelines to process by-right applications to implement the General Plan Update and the Development Code Update.

Program 3: Accessory Dwelling Units (ADUs)

Accessory Dwelling Unit (ADU) represents an important affordable housing option to lower and moderate-income households. The City will explore incentives and tools to facilitate ADU construction. Incentive and tools may include, but not are limited to:

- Preapproved site and floor plans

- Expedited reviews
- Reduced fees beyond State law requirement
- Allowance of larger ADUs subject to discretionary review
- Online resources on the City website

Responsible Agency: Planning Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Develop incentives and tools to facilitate ADU construction by the end of 2022. Incentives and tools may include pre-approved plans, expedited reviews, and referral to available resources.
- Promote ADU construction by providing resources on the City's website and at public counters.
- Monitor the ADU construction trend annually and adjust incentives and tools as necessary.

Program 4: Small Lot Consolidation Program

While the City does not rely on small sites to fulfill its lower income housing needs, the City will play an active role in facilitating lot consolidations in order to promote efficient infill development. As an example, the City will work with non-profit developers and owners of small sites (less than one-half acre) to identify and consolidate parcels to facilitate the development of housing affordable to lower income households. The lot consolidation procedure will also be discussed with developers during the Pre-Application process. Lot consolidation will include allowing higher densities and larger parcels once consolidated, flexibility in development standards, expedited processing and/or reduced fees related to consolidation.

Responsible Agency: Planning Division, Housing Division

Funding Sources: State and Federal funds

Objectives and Timeframe:

- The City will offer the following incentives for lot consolidation:
    - Priority processing for maps that include affordable housing units;
    - Expedited review for sites available for consolidation where the development application can be found consistent with the General Plan or the PTASP;
    - Financial assistance (based on availability of Federal, State, Local, and private housing funds);
    - Density bonuses; and,
    - Modification of development requirements such as reduced parking standards for low-income housing on a case-by-case basis.
- Administer an ongoing program to facilitate small lot consolidation

Program 5: Large Site Development Program

The City will play an active role in facilitating land divisions and lot line adjustments on larger sites to assist the development of housing for lower income households. Parcel sizes that would facilitate multi-family developments affordable to lower income households in light of federal, State and local financing programs are general between two and ten acres in size. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

Responsible Agency: Planning Division, Housing Division

Funding Sources: State and Federal funds

Objectives and Timeframe:

- The City will offer the following incentives for the division of large sites suitable for multi-family development:
    - Priority processing for maps that include affordable housing units;
    - Ministerial review of lot line adjustments;
    - Expedited review for sites available for division where the development action can be found to be consistent with the General Plan or the Palmdale Transit Area Specific Plan;
    - Density bonuses; and,
    - Modification of development requirements such as reduced parking standards for low-income housing on a case-by-case basis.
- Administer an ongoing program to facilitate the division of sites appropriate for multi-family housing affordable to lower income households.

Program 6: Affordable Housing Land Bank

The City acquired one lot in the PTASP for affordable housing. As funding permits, the City will continue to acquire and assemble parcels of land for the new construction of affordable housing.

Responsible Agency: Housing Division

Funding Sources: CDBG; HOME; and other State and Federal funds

Objectives and Timeframe:

- Continue to purchase and assemble developable land to accommodate lower income housing, specifically targeting parcels within the Palmdale Transit Area Specific Plan.
- Beginning 2022, annually explore funding availability at State and Federal levels and pursue funding for land acquisition.

Program 7: Affordable Housing Development

The City will actively facilitate the development of affordable housing, including housing for extremely low income households. As funding permits, the City will provide funding in the form

of land (see Program 6), and/or low-interest, deferred interest or residual receipts loans to nonprofit affordable housing organizations to construct new affordable units. In addition, the City will also facilitate affordable development with assistance in site identification and technical assistance.

Responsible Agency: Economic Development, Housing Division

Funding Sources: CDBG; HOME; Multi-Family Housing Revenue Bond; and other State and Federal funds

Objectives and Timeframe:

- Annually, identify affordable housing opportunities (new construction or acquisition/ rehabilitation) that the City consider pursuing and evaluate the financial feasibility of issuing new Multi-Family Housing Revenue Bonds to finance affordable housing development.
- Provide financial assistance to affordable housing projects with the goal of facilitating the development of 200 lower income units over eight years, including 40 extremely low income units
- Maintain a list of interest of affordable housing developers. Provide information on opportunity sites (available for sale or partnership with owners) to interested developers.
- Conduct pre-application meetings with prospective developers to promote the use of State Density Bonus in exchange for affordable housing.

Mitigate Governmental Constraints

Program 8: Zoning Amendments

Recent changes to State law necessitates amendments to the Zoning Ordinance. Specifically, these include:

- Affordable Housing Streamlined Approval: SB 35 allows a streamlined, ministerial review process for multifamily residential projects that meet certain minimum affordable housing guarantees.
- Density Bonus**:** AB 2345 signed by the Governor in September 2020 incentivizes the production of affordable housing by increasing the maximum available density bonus from 35 percent to 50 percent for qualifying projects not composed exclusively of affordable housing.
- Emergency Shelters: SB 2 allows a separation requirement of no more than 300 feet. The Palmdale Zoning Ordinance requires the distance separation requirement between Homeless Shelters to be at least 300 feet.
- Emergency and Transitional Housing: AB 139 states that local governments may include parking requirements for emergency shelters, but specifies that adequate parking must be based solely on shelter staffing levels and not exceed the requirements for residential and commercial uses in the same zone.
- Low Barrier Navigation Center**:** AB 101 defines a Low Barrier Navigation Center as “a Housing First, low-barrier, service-enriched shelter focused on moving people into

permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multi-family residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center.

- Supportive Housing**:** AB 2162 requires that supportive housing developments with 50 or fewer units be permitted by-right in zones where multi-family and mixed-use developments are permitted, provided the development meets certain requirements. Additionally, the bill prohibits jurisdictions from imposing parking requirements based on the number of units for supportive housing developments within one half mile of a public transit stop.
- Farmworker and Employee Housing: The State Employee Housing Action regarding farmworker housing (Health and Safety Code Section 17021.6) specifies that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units is considered an agricultural land use and therefore similarly permitted where agricultural uses are permitted. Furthermore, the Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees must be deemed a single-family structure with a residential land use designation.
- Large Residential Care Facilities: Currently, the PMC allows these facilities with a Site Plan Review approval in the R-2, R-3, R-4 and MX zones. In addition, large residential care facilities are conditionally permitted in the C-2 zone. During the 6th cycle Housing Element reviews, the State Department of Housing and Community Development has identified the exclusion of large community care facilities from lower density residential zones as a potential constraint on housing for persons with disabilities. The City will evaluate expanding such facilities to all residential zone districts.

Responsible Agency: Planning Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Amend the Development Code to address the requirements outlined in this program by Summer 2022.

Preserve and Enhance the Existing Supply of Affordable Housing

Program 9: Homeownership Assistance Programs

The City administers a number of programs to assist in homeownership. However, funding for these programs has depleted. The City will pursue funding to reinstate these programs during the 2021-2029 Housing Element. Specific program parameters may be adjusted to reflect funding program requirements and current market conditions.

- Mortgage Assistance Program: Program to provide down payment assistance for qualified first-time homebuyers. To be used with the Homes for Families CalVet REN development, the Transit Village project for sale of townhomes to low-moderate income families, and

resale of Housing Authority single-family residential properties

- Mobile Home First Time Homebuyer Program: Provides down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of Palmdale-owned mobile home parks.

Responsible Agency: Housing Division

Funding Sources: State and Federal housing funds

Objectives and Timeframe:

- Beginning in 2022, pursue funding available at the State and Federal levels (such as HCD, CalHFA, HUD) to reinstate these programs with the goal of achieving 40 MAP loans and 5 Mobile Home First Time Homebuyer loans over eight years.

Program 10: Housing Rehabilitation Assistance

The City administers a number of housing rehabilitation programs to assist lower income homeowners in making necessary repairs and improvements. Assistance to rental properties also help lower income tenants access decent and adequate housing. The City's programs include:

- Emergency Grant: Provides one-time grants for housing repairs to very low income (50 percent AMI) owner-occupants of single-family homes.
- Single-Family Residential Rehabilitation: Designed for three specific categories of low income, owner-occupied households:
    - Seniors and/or disabled persons
    - Homeowners who purchased a HUD home in need of repairs
    - Homeowners to correct unsafe or unhealthy conditions
- Multi-Family and Single-Family Rental Unit Rehabilitation**:** Make low-interest loans to owners of single- and multi-family rental properties. Owners must agree to rent their properties to eligible low-income households and to maintain the affordability of the assisted units for a period governed by the funding source.

However, due to funding limitation, the City has not been able to issue loans under the Single-Family Residential Rehabilitation or Multi-Family and Single-Family Rental Unit Rehabilitation programs. The City will pursue funding to reinstate these programs during the 2021-2029 Housing Element. Specific program parameters may be adjusted to reflect funding program requirements and current market conditions.

Responsible Agency: Housing Division

Funding Sources: CDBG; HOME; Housing Asset Funds; and other State and Federal housing funds

Objectives and Timeframe:

- Beginning 2022, explore funding available at the State and Federal levels to reinstate and/or continue housing rehabilitation assistance, with the goal of assisting:
    - Emergency Grant: 20 grants over eight years
    - Single-Family Rehabilitation: 12 loans over eight years

    - Multi-Family and Single-Family Rental Unit Rehabilitation: 40 units over eight years
- If and when programs are reinstated, implement an outreach program to publicize that availability of assistance to low- and moderate-income neighborhoods.

Program 11: Rental Housing Inspection Program

The Palmdale Building and Safety Division will proactively inspect all residential rental properties on a regular schedule. All rental properties are required to register with the City. Buildings in compliance must be re-inspected at 5-year intervals; buildings with violations must be re-inspected annually. The Building and Safety Division will also continue to respond to code violation complaints.

Responsible Agency: Building and Safety Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Inspect all rental housing units on a regular schedule (at five-year intervals).
- Direct potentially eligible properties to the City's Multi-Family and Single-Family Rental Unit Rehabilitation program for assistance.

Program 12: Vacant and Abandoned Property Registration Program

The City administers an abandoned and vacant property registration program as a mechanism to protect neighborhoods and commercial areas from becoming blighted through the lack of adequate maintenance and security of abandoned and vacated properties by requiring any beneficiary or any trustee of a Deed of Trust to register the property with the City.

Responsible Agency: Community Compliance Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Perform an inspection on every registered vacant property to ensure the property is secure and maintained in an appropriate manner.

Program 13: Mobile Home Space Rent Control

This ongoing program regulates increases in month-to-month rent costs for mobile home park spaces to ensure that the spaces remain affordable to low- and moderate-income occupants.

Responsible Agency: Mobile Home Park Rental Review Board, Housing Division

Funding Sources: Departmental budget

Objectives:

- Continue to administer the Mobile Home Space Rent Control program.

Program 14: Conversion of At-Risk Units

Three projects totaling 126 assisted units are considered at risk of converting to market-rate housing – Carmel Apartments (23 units); Desert View Apartments (55 units); and East 35th Street Apartments (48 units). In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower income households. The City's objective is to retain all at risk units in the City as lower income housing.

Responsible Agency: Housing Division

Funding Sources: HOME; Housing Asset Funds; and other State and Federal funds as available

Objectives and Timeframe:

- Maintain and annually update the inventory of "at-risk" projects through the use of existing databases (e.g., HUD and California Housing Partnership).
- Take all appropriate steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice and assisting with financial resources or supporting funding applications where possible. Recent changes to state law require notification three years, one year, and six months prior to conversion.
- Annually monitor local investment in projects that have been acquired by non-or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's Rental Housing Inspection Program.
- Work with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project-by-project basis.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, State or local levels to preserve at-risk units on a project-by-project basis.
- Where feasible, provide technical assistance and support to public and non-profit agencies and organizations interested in purchasing and/or managing units at-risk with respect to financing.
- The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.

Address the Housing Needs of Special Needs Populations

Program 15: Senior Housing

The City will pursue the development of a variety of housing options suitable for seniors with different needs. Specifically, pursue affordable housing opportunities for seniors with lower income (especially extremely low income) in areas with access to transportation and services.

Responsible Agency: Housing Division

Funding Sources: CDBG; HOME; Housing Asset Funds; and other State and Federal funds as available

Objectives and Timeframe:

- Beginning 2022, annually pursue funding available at the State and Federal levels for the development of affordable senior housing.
- As funding permits, acquire land and provide financing for affordable senior housing with the goal of achieving 100 affordable senior housing units over eight years.

Program 16: Housing for the Developmentally Disabled

Work with the North Los Angeles County Regional Center (NLARC) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website.

Responsible Agency: Housing Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Conduct ongoing outreach.

Program 17: South Antelope Valley Emergency Services Program (SAVES)

The City provides administrative funding to the South Antelope Valley Emergency Services Program, which provides service referrals, motel vouchers and emergency food and clothing to homeless and very low income individuals and families in Palmdale. SAVES refers clients to the Antelope Valley Access Center and accepts referrals from the center when appropriate.

Responsible Agency: City Manager/SAVES Division

Funding Sources: CDBG, EFSP, Donations

Objectives and Timeframe:

- Continue to fund and administer the existing program with the goal of assisting 5,000 people annually with emergency services.

Affirmatively Further Fair Housing

Program 18: Place-Based Neighborhood Improvement Program

This is a comprehensive program to improve the quality of selected low- and moderate-income single-family Palmdale neighborhoods by enforcing compliance with building, safety, health, fire, and other regulations and improving the overall appearance of neighborhoods. The program is implemented by a team made up of officials from the City Departments of Planning, Building and Safety, Public Works, the Housing Division, Code Enforcement, the Fire Department, the Sheriff's Department and other agencies. This program sponsors neighborhood clean-ups, installs infrastructure improvements such as sidewalks and streetlights and uses City assistance to make loans or grants for facade improvements such as paint, landscaping and fences.

Responsible Agency: Housing Division

Funding Sources: CDBG

Objectives and Timeframe:

- Annually identify neighborhoods targeted for improvements and provide infrastructure improvements and make referrals for neighborhood improvement grants for home and property repair.

Program 19: Partners Against Crime (PAC)

Partners Against Crime (PAC) coordinates the activities of the Sherriff's Department, Code Enforcement, Housing, Public Safety and Building and Safety , to proactively address issues such as crime, maintenance and encourage effective property management in the City's multi-family housing. The team meets monthly to share information about properties engaged, management and tenant concerns and positive steps to address any issues.

PAC offers a Crime Free Multi-Family Housing and Mobile Home Park Certification to building owners/managers. It is a three-phase program that includes: 1) an 8-hour property management training session; 2) how to start and maintain a neighborhood watch program for building tenants; and 3) a building inspection referred to as CPTED (crime prevention through environmental design). Information on affirmative marketing requirements is included in the training workshops.

Responsible Agency: Public Safety Division

Funding Sources: Department Budget

Objectives:

- Administer an ongoing program with the goal of conducting one training workshop annually.

Program 20: Fair Housing Services

Contract with the Housing Rights Center or other fair housing provider to provide fair housing services to Palmdale residents that include a monthly three-hour walk-in fair housing clinic at City Hall, intake and investigation of housing discrimination complaints and referrals for other types of issues, periodic public service announcements on fair housing law, and mailings to lenders. Housing Rights staff also attends the monthly meeting of the Antelope Valley Homeless Coalition.

The City and the Housing Rights Center or other fair housing provider will conduct outreach and education activities, distribute literature and publicize the availability of fair housing services through various media.

Appendix D summarizes the fair housing issues and concerns in Palmdale based on findings from the 2020 AI and additional research conducted as part of this Housing Element update. Table 42 presents a summary of the issues, contributing factors, and the City's actions in addressing these issues.

Responsible Agency: Housing Division

Funding Sources: CDBG

Objectives and Timeframe: See Table 42 below.

Table 42: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Contributing Factor	Priority Level	Meaningful Actions
Insufficient and Inaccessible Outreach and Enforcement		
• Lack of marketing community meetings • Lack of targeted outreach • Lack of local public fair housing enforcement • Lack of resources for fair housing agencies and organizations	High	By 2022, expand Fair Housing program or scope of work to target Downtown Palmdale and census tracts identified as being of low resource or high segregation and poverty. The Fair Housing Provider's outreach plan should: • Plan to hold in-person annual meetings in various locations in downtown Palmdale. • Seek sites that are transit-accessible and/or consider options to assist residents without vehicle access with transportation. • Hold meetings at a variety of times to accommodate the scheduling needs of residents Create an interest list of residents that will provide updates on fair housing and affordable housing projects by 2022. On an ongoing basis, contact interest list with updates regarding upcoming development and meetings. Expand outreach and education of the State's new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing. Conduct annual outreach and education to the census tracts with a higher

Table 42: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Contributing Factor	Priority Level	Meaningful Actions
		concentration of HCV users should begin by December 2022. Coordinate with the HACoLA on an annual basis to prioritize vouchers to be set aside for extremely low-income households to help with cost-burdened renters, as identified in the Displacement section of the AFFH analysis. Through the landlord training classes and neighborhood watch meetings, provide information to managers of rental housing who participate in Partners Against Crime (PAC) landlord training on compliance with affirmative marketing practices. Continue to provide fair housing information in the PAC property management training program for lenders who participate in the mortgage assistance programs. These meetings are conducted annually. Utilize non-traditional media (i.e. social media, City website) in outreach and education efforts, in addition to print media and notices. At least semi-annually, publicize fair housing rights and requirements on social media and City website.
Segregation and Integration		
• Lack of private investments in specific neighborhoods • Lack of public investments in specific neighborhoods, including services or amenities • Location and type of affordable housing	High	As part of a Fair Housing Outreach Plan, inform tenants and landlords of the State's new Source of Income Protection (SB 329 and SB 222). Annually, coordinate with Public Works to prioritize areas identified as Disadvantaged Communities (SB 535) for actions and improvements. Work with developers to create a sites list for potential affordable housing developments in areas lacking affordable housing (see program 6)
Access to Opportunities		

Table 42: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Contributing Factor	Priority Level	Meaningful Actions
• Lack of private investments • Lack of public investments in specific neighborhoods, including services or amenities • Lack of access to local jobs	Medium	Through the City's five-year Consolidated Planning process, address the following strategies: • If feasible, create a targeted investment plan to focus on improving community assets (infrastructure, public facilities) as well as improving quality of housing and increasing affordable housing in low resource and high segregation and poverty areas. • If feasible, provide economic development opportunities in the low resource and high segregation and poverty areas through microenterprise loans and technical assistance. The next Consolidated Plan update is scheduled for FY 2025. Through the annual planning process, allocate funding to improve neighborhood conditions in areas with low and moderate income concentrations. Annually, recruit residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies.
Racially and Ethnically Concentrated Areas of Poverty		
• Location and type of affordable housing • Displacement of residents due to economic pressures • Lack of private investments in specific neighborhoods	High	Annually, in Downtown Palmdale, help local businesses through microloans, technical assistance, and vocational training. Annually, pursue funding opportunities for acquisition and rehabilitation efforts targeted in the areas of concentrated poverty. As part of the project application review, require applicant to provide advance noticing to existing tenants. By 2023, create a registry for "first-right of refusal" for displaced lower income tenants to return if affordable housing is created in the new project.

Table 42: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Contributing Factor	Priority Level	Meaningful Actions
		By 2029, explore policies to preserve Single Room Occupancy (SRO) housing and mobile home parks.

6.3 Summary of Quantified Objectives

Table 43 below summarizes the City's proposed quantified objectives for new construction, preservation of existing housing stock, and conservation of at-risk affordable housing based on available and projected resources.

Table 43: Summary of Quantified Objectives

	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (Over 120% AMI)	Total
RHNA	888	889	935	1,004	2,924	6,640
New Construction	5	80	80	400	2,000	2,565
Rehabilitation	24	24	24	---	---	72
Conservation of At-Risk Housing	63	63	---	---	---	126

Appendix A: Public Outreach

The 2021-2029 Housing Element, especially the strategy for housing growth, reflects the outcomes of the public outreach process. Conversations with the community focused on areas of change in the City, emphasizing on focusing growth within the City limits in areas where infrastructure improvements exist or expansions are planned. The desire to see higher intensity development with affordable housing options as a strategy to attract young workforce to live and work in Palmdale is also reflected in the Housing Element.

Outreach to Special Needs Residents. At several key points in the General Plan Update process, the General Plan Team has sought input and participation from low income and special needs residents, and those who are not typically engaged in civic or planning processes.

Stakeholder Interviews.

Three rounds of stakeholder interviews and focus groups took place between 2019 and 2021. The General Plan Team solicited input and direction from services organizations and representatives of low income and special needs populations. One stakeholder focus group was held in Spanish to accommodate individuals and organizations who support and serve primary Spanish speaking communities in Palmdale. While additional organizations were contacted to participate, the following is a consolidated list of representatives who attended and participated in at least one stakeholder meeting.

** Represent organizations who provide services to and/or represent populations with lower income or special needs.

Stakeholder interview participants/organizations

- **Education Representatives:**
  - Antelope Valley College**
  - Antelope Valley Union High School District**
  - AV Career Prep Council**
  - Opportunities for Learning**
  - Palmdale School District**
  - The Palmdale Aerospace Academy**
  - W.E.C.A.R.E. Education & Employment Services – Antelope Valley Union High School district**
  - Westside Union School District**
- **Service Organizations**
  - First 5 LA**
  - Palmdale Women's Club**
  - P.A.W.S Forward**
  - Antelope Valley Boys and Girls Club**
  - Legacy Commons for Active Adults**
- **Aerospace Industry Representatives + Industrial Employers**
  - Allen Company
  - Lockheed Martin
  - Los Angeles Airport Land Use Commission
  - NASA Armstrong

    - Northrop Grumman
    - US Air Force Plant 42
- **Business, Real Estate, Development, and Chamber Representatives**
    - Palmdale Chamber of Commerce
    - Antelope Valley Hispanic Chamber of Commerce
    - Lancaster Chamber of Commerce
    - Greater Antelope Valley Economic Alliance
    - Antelope Valley Mall
    - Camacho Auto Sales
    - LAMAR Advertising
    - Courtyard Marriott
    - Embassy Suites
    - LY Developers and Management
    - Local businessowners
- **Faith-Based Organizations Representatives**
    - American Islamic Institute of Antelope Valley**
    - Crosswind Church**
    - Desert Winds Community Church**
    - Faith Community Church**
    - Palmdale United Methodist Church**
    - Palmdale Vineyard Church**
    - Seventh-Day Adventist Church**
    - St Stephen's Lutheran Church**
    - St. Mary's Catholic Church**
    - The Highlands Christian Fellowship**
- **Community-Based Organizations Representatives**
    - Vets 4 Veterans**
    - Antelope Valley League of United Latin American Citizens (LULAC) **
    - Valley Oasis**
    - Mental Health American Military Resource Center**
    - Los Angeles Homeless Services Authority (LAHSA) **
    - P.A.Ws Forward Foundation**
    - First 5 Los Angeles/Best Start Palmdale**
- **Spanish Speaking/Underserved Community**
    - Café con Leche Radio Talk Show (held in Spanish)**
    - Child 360**
    - Coalition for Humane Immigrant Rights of Los Angeles (CHIRLA) **
    - Pueblo Y Salud**
- **County Pocket Stakeholders**
    - Antelope Valley Audubon Society
    - Palmdale residents
- **Medical Service Providers**
    - Penny Lane Centers
    - Los Angeles County Department of Mental Health**
    - Tarzana Treatment Center**
    - Palmdale Regional Medical Center**
- **First Responders/Service Organizations**

- Los Angeles County Fire Department**
- Los Angeles County Department of Mental Health**
- Antelope Valley WIC Program**
- County of Los Angeles Department of Regional Planning
- SoCal Gas Company
- Children's Bureau**
- Los Angeles County Sheriff's Department – Palmdale Station

Stakeholder Interviews – Housing Feedback (Opportunities, Challenges and other feedback):

- Current development interest in Palmdale
- Existing desire for vertical mixed-use development
- Vacant parcels within city limits allow for targeted infill development projects
- Desire for senior and multifamily housing
- Existing infrastructure needs improvements and or upgrades
- Palmdale's homeless population is increasing
- Existing development regulations that hinder new urbanism development
- Palmdale has a negative reputation for crime, low-income, few jobs, and no recreational opportunities and few amenities and services

Popup Workshops.

At two key phases in the process, the General Plan Team hosted pop-up workshops at popular City events or destinations to spread awareness and gather input for the General Plan Update. Pop-up workshops were targeted towards popular events where youth, seniors, low-income, and Spanish-speaking residents were likely to attend.

Phase One pop-up workshops – Fall 2019

- Antelope Valley International Multicultural Festival: 38315 9th St East
- National Women's Health & Fitness Day: 37716 55th St East
- Hispanic Heritage Month Celebration: 38315 9th St East
- Kaleidoscope Music & Art Festival: 2723 Rancho Vista Blvd
- Dia de los Muertos Fiesta: 38315 9th St East

Phase Two pop-up workshops – Summer 2020

- Courson Pool: 38226 10th Street E
- SAVES: 1002 E Ave Q-12
- Marie Kerr Pool: 2723 Rancho Vista Blvd.
- WalMart: 37140 47th Street East
- Palmdale Transportation: 39000 Clock Tower Plaza Dr (2)
- Super Target: 38019 47th Street E
- Smart and Final Extra: 5038 W Avenue N
- AV Mall: 1233 Rancho Vista
- Drytown: 3850 E Avenue S

General Plan Workshops

Over the course of the General Plan Update, three community workshops have been held. The first was held as an in-person event on both a Saturday morning and a Tuesday evening (same materials presented at both) at the Palmdale Aerospace Academy and Highland High School. These locations were selected to serve both the East and West sides of town and to accommodate residents with differing schedules.

Due to the COVID-19 Pandemic, the next two workshops were held as virtual events. At all workshops, live Spanish interpretation was provided for participants, as well as workshop materials available in Spanish. Members of the public could request ASL or other language interpretation in advance of the meeting. Both workshops were recorded and posted to the Palmdale2045 YouTube channel to be viewed at any time following the events.

General Plan Advisory Committee (GPAC) Meetings

The Palmdale City Council appointed a diverse 13-member General Plan Advisory Committee (GPAC) comprised of residents who meet and collaborate regularly to provide community insight throughout the City's General Plan Update process. Over the course of the General Plan Update, the GPAC has met 17 times to discuss critical topics related to the General Plan, including housing. The GPAC held one meeting focused on housing in December 2019 that provided an overview of existing housing conditions in Palmdale to solicit input on housing needs. Housing Element requirements, Regional Housing Needs Allocation (RHNA), and potential areas of change and stability were also discussed in the meeting. Comments received include:

- Consider funding sources for development in Palmdale
- Consider limitations with infrastructure and utilities
- Desire for more dense development, however Palmdale has existing vacant land that is affordable, but denser development is typically more expensive
- What funding sources are available for new development in Palmdale?
- Interested in programs that support aging in place and first-time home buyers
- Interested in the variety of housing types like mixed-use development, cottage clusters, mobile homes, small lot single family, etc.
- Palmdale has a need for low-income housing, currently a 12-month waiting list for HUD section 8 housing
- Desire for multi-unit complexes with surrounding entertainment, shopping and restaurants
- Interest in inclusionary housing

Areas of stability and change proposed by meeting participants include:

- Areas of stability
    - Preserve residential neighborhoods east of Highway 14 and South of Avenue R
- Areas of proposed change
    - Areas for future multifamily: South of Avenue S; Mixed use West of Highway 14; Higher density off Tierra Subida Avenue near Palmdale Regional Medical Center

- Increase density along Palmdale Boulevard
- Multi dwelling and support services for Plant 42
- Walmart Shopping center off 10th street West could have additional development at higher density
- Southeastern area of intersection of Avenue O and 10th Street West could be developed at higher density
- Higher density residential development north of Palmdale Boulevard at 47th Street East
- Higher density development located at the intersection of Fort Tejon Road and Pearblossom Highway
- Higher density residential east of Lake Palmdale South of Avenue S and off Tierra Subida Avenue west between West Avenue Q8 and Rayburn Road
- Commercial mixed use located at the southern city boundary northwest of Lake Palmdale

In addition to the December 2019 GPAC meeting, housing has been covered as a critical topic in several other GPAC Meetings. Beginning with visioning and priorities (GPAC #2 – September 2019), background to preparing land use alternatives (GPAC #5 – January 2020 and GPAC #5 Part 2 – February 2020), economic and fiscal background (GPAC #6 – May 2020), overview of three land use alternatives (GPAC #7 – July 2020), overview of the preferred land use alternative (GPAC #10 – January 2021), and land use and housing policy framework (GPAC #14 – July 2021).

Planning Commission Workshop

At the May 13, 2021, Planning Commission meeting, the General Plan Update Team presented an overview of Housing Element requirements and their relationship to the General Plan. This presentation included the RHNA, the City's preliminary strategy for meeting its RHNA, and the process and tentative schedule for the Housing Element Update.

Surveys

Three surveys have been administered throughout the General Plan Update process, all available in English and Spanish for several weeks. Residents, employees, and other interested parties could participate in the online version or complete a hard copy version. Surveys were available at major city events, City Hall, Libraries, and other city facilities. In addition, social service providers and religious organizations distributed hard copy surveys to residents with limited mobility and those who lacked internet access. In some instances, gift card incentives were provided for residents to fill out surveys while waiting at food distribution days hosted by SAVES and SALVA.

To ensure an all-inclusive campaign, hard-copy versions of the workshop materials were created in both English and Spanish for distribution at strategic points throughout the City. This additional method served to ensure that lack of access to or ability to utilize digital platforms was not a barrier to participation. For example, the City staff promoted the Alternatives survey at nine pop-up booths and allowed stakeholders to take the written survey on-site. Community members could also take a copy home, complete it and return it later to identified repository sites. In addition to the pop-up locations, the print surveys were available at four supplemental sites, Legacy

Commons Senior Center, Palmdale United Methodist Church, SAVES and St. Stephen's Lutheran Church.

Outreach Methods.

In order to raise awareness and promote the various workshops, a comprehensive and targeted citywide notification campaign was undertaken in both English and Spanish, which included print, digital and radio components. The section below provides details on the efforts carried out to notice the engagement activities to the public.

Electronic noticing was a key component in the virtual workshop + survey notification process. The following is a complete list of the electronic notification methods:

- English/Spanish paid and organic social media posts via city social portals
- Digital geotargeting
- Digital press releases in the Antelope Valley Press, Antelope Valley Times and the Antelope Valley Daily News
- Spanish ads via Café Con Leche radio show
- 15-minute interview on Spanish radio
- The Palmdale Minute weekly video segment in English and Spanish
- Palmdale Connections online newsletter
- English/Spanish project e-blasts
- Electronic billboard advertisement in both English and Spanish (two locations)
- Internal and external City and project websites

The project team used print notification as another key component in the survey notification process. This effort was made in an attempt to reach those in the community who have limited or no online/digital access to notification materials. All print materials were distributed in both English and Spanish. The following is a complete list of the print notification methods and repository sites:

- Flyers to Palmdale Aerospace Academy and Palmdale School District for inclusion in school lunch program
- Posters in the Neighbohood House community garden
- Flyers and posters in the City maintenance yard
- Vinyl banners at the Palmdale Library and select City parks
- Flyers, posters and postcards to the AV Hispanic Chamber
- Postcards in the library
- Flyers and surveys at Legacy Commons Senior Center
- Print advertisements in El Sol Magazine, AV Smart Buys and Palmdale Connections Magazine
- Articles in the Antelope Valley Press, Antelope Valley Tines, and Antelope Valley Daily News

Draft Housing Element for Public Review

The City released the Draft Housing Element for public review on September 3, 2021. An email blast was sent to over 1,400 interested parties, including community stakeholders, key property owners and developers. The City also published an announcement on City website and social media.

Appendix B: Sites Inventory

Table B-1: Residential Neighborhood 3 (RN3) Sites									
APN	Acres	GP	Zoning	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3001027001	2.59	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027008	2.53	Residential Neighborhood 3	RN3	20	30	Lower	50	Vacant Land	
3001027009	2.56	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027010	2.56	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027015	2.55	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027016	2.56	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027017	2.56	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027018	2.56	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027023	2.55	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027024	2.56	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3001027025	2.52	Residential Neighborhood 3	RN3	20	30	Lower	50	Vacant Land	
3001027026	2.52	Residential Neighborhood 3	RN3	20	30	Lower	50	Vacant Land	
3001027032	2.62	Residential Neighborhood 3	RN3	20	30	Lower	52	Vacant Land	
3005005022	5.26	Residential Neighborhood 3	RN3	20	30	Moderate	105	Vacant Land	
3005005023	5.09	Residential Neighborhood 3	RN3	20	30	Moderate	101	Vacant Land	
3009005034	0.75	Residential Neighborhood 3	RN3	20	30	Moderate	14	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites									
APN	Acres	GP	Zoning	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3009005035	0.78	Residential Neighborhood 3	RN3	20	30	Moderate	15	Vacant Land	
3009006055	2.10	Residential Neighborhood 3	RN3	20	30	Lower	41	Vacant Land	
3009008004	1.18	Residential Neighborhood 3	RN3	20	30	Lower	23	Vacant Land	
3009009012	1.84	Residential Neighborhood 3	RN3	20	30	Lower	36	Vacant Land	
3009011027	1.27	Residential Neighborhood 3	RN3	20	30	Lower	25	Vacant Land	
3010002003	3.59	Residential Neighborhood 3	RN3	20	30	Lower	71	Vacant Land	
3010002004	2.22	Residential Neighborhood 3	RN3	20	30	Lower	44	Vacant Land	
3010002005	1.43	Residential Neighborhood 3	RN3	20	30	Lower	28	Vacant Land	
3010002006	3.53	Residential Neighborhood 3	RN3	20	30	Lower	70	Vacant Land	
3010002007	1.58	Residential Neighborhood 3	RN3	20	30	Lower	31	Vacant Land	
3010002017	2.86	Residential Neighborhood 3	RN3	20	30	Lower	57	Vacant Land	
3010002019	1.09	Residential Neighborhood 3	RN3	20	30	Lower	21	Vacant Land	
3010002021	0.81	Residential Neighborhood 3	RN3	20	30	Lower	16	Vacant Land	
3010002026	1.49	Residential Neighborhood 3	RN3	20	30	Lower	29	Vacant Land	
3010002027	1.10	Residential Neighborhood 3	RN3	20	30	Lower	22	Vacant Land	
3010002028	2.70	Residential Neighborhood 3	RN3	20	30	Lower	54	Vacant Land	
3010019008	1.02	Residential Neighborhood 3	RN3	20	30	Lower	20	Vacant Land	
3010019012	1.56	Residential Neighborhood 3	RN3	20	30	Lower	31	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites									
APN	Acres	GP	Zoning	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3010020007	0.77	Residential Neighborhood 3	RN3	20	30	Moderate	15	Vacant Land	
3010020011	0.58	Residential Neighborhood 3	RN3	20	30	Moderate	11	Vacant Land	
3010020014	0.50	Residential Neighborhood 3	RN3	20	30	Moderate	10	Vacant Land	
3010020015	0.55	Residential Neighborhood 3	RN3	20	30	Moderate	10	Vacant Land	
3010020016	1.19	Residential Neighborhood 3	RN3	20	30	Lower	23	Vacant Land	
3010020020	2.38	Residential Neighborhood 3	RN3	20	30	Lower	47	Vacant Land	
3010020024	1.38	Residential Neighborhood 3	RN3	20	30	Lower	27	Vacant Land	
3010021006	1.48	Residential Neighborhood 3	RN3	20	30	Lower	29	Vacant Land	
3010021007	0.76	Residential Neighborhood 3	RN3	20	30	Moderate	15	Vacant Land	
3010022026	0.58	Residential Neighborhood 3	RN3	20	30	Moderate	11	Vacant Land	
3010024008	1.11	Residential Neighborhood 3	RN3	20	30	Lower	22	Vacant Land	
3010025044	5.12	Residential Neighborhood 3	RN3	20	30	Moderate	102	Vacant Land	
3010025046	0.83	Residential Neighborhood 3	RN3	20	30	Lower	16	Vacant Land	
3012024017	0.63	Residential Neighborhood 3	RN3	20	30	Moderate	12	Vacant Land	
3012025017	1.35	Residential Neighborhood 3	RN3	20	30	Lower	27	Vacant Land	
3012025018	6.23	Residential Neighborhood 3	RN3	20	30	Moderate	124	Vacant Land	
3012025024	3.96	Residential Neighborhood 3	RN3	20	30	Lower	79	Vacant Land	
3012026010	3.86	Residential Neighborhood 3	RN3	20	30	Lower	77	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites									
APN	Acres	GP	Zoning	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3012046001	2.19	Residential Neighborhood 3	RN3	20	30	Lower	43	Vacant Land	
3014002009	1.00	Residential Neighborhood 3	RN3	20	30	Lower	20	Vacant Land	
3014005019	7.85	Residential Neighborhood 3	RN3	20	30	Moderate	156	Vacant Land	Y
3014006017	0.90	Residential Neighborhood 3	RN3	20	30	Lower	18	Vacant Land	
3014006019	0.55	Residential Neighborhood 3	RN3	20	30	Moderate	10	Vacant Land	
3014007018	0.59	Residential Neighborhood 3	RN3	20	30	Moderate	11	Vacant Land	
3014007019	0.61	Residential Neighborhood 3	RN3	20	30	Moderate	12	Vacant Land	
3014007021	0.77	Residential Neighborhood 3	RN3	20	30	Moderate	15	Vacant Land	
3014010007	1.76	Residential Neighborhood 3	RN3	20	30	Lower	35	Vacant Land	
3014011001	0.50	Residential Neighborhood 3	RN3	20	30	Moderate	10	Vacant Land	
3014011003	3.03	Residential Neighborhood 3	RN3	20	30	Lower	60	Vacant Land	
3014011004	0.88	Residential Neighborhood 3	RN3	20	30	Lower	17	Vacant Land	
3014011010	0.86	Residential Neighborhood 3	RN3	20	30	Lower	17	Vacant Land	
3014011011	0.86	Residential Neighborhood 3	RN3	20	30	Lower	17	Vacant Land	
3014011012	0.79	Residential Neighborhood 3	RN3	20	30	Moderate	15	Vacant Land	
3014026004	0.84	Residential Neighborhood 3	RN3	20	30	Lower	16	Vacant Land	
3014026012	0.73	Residential Neighborhood 3	RN3	20	30	Moderate	14	Vacant Land	
3014026014	0.73	Residential Neighborhood 3	RN3	20	30	Moderate	14	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites									
APN	Acres	GP	Zoning	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3014026018	2.66	Residential Neighborhood 3	RN3	20	30	Lower	53	Vacant Land	
3014026019	0.59	Residential Neighborhood 3	RN3	20	30	Moderate	11	Vacant Land	
3014026020	1.33	Residential Neighborhood 3	RN3	20	30	Lower	26	Vacant Land	
3014027003	1.47	Residential Neighborhood 3	RN3	20	30	Lower	29	Vacant Land	
3018015025	1.68	Residential Neighborhood 3	RN3	20	30	Lower	33	Vacant Land	
3018015028	2.81	Residential Neighborhood 3	RN3	20	30	Lower	56	Vacant Land	
3018015033	4.60	Residential Neighborhood 3	RN3	20	30	Lower	91	Vacant Land	
3018015901	4.36	Residential Neighborhood 3	RN3	20	30	Lower	87	Vacant Land	
3018017064	1.77	Residential Neighborhood 3	RN3	20	30	Lower	35	Vacant Land	
3018018005	0.98	Residential Neighborhood 3	RN3	20	30	Lower	19	Vacant Land	
3018018009	1.11	Residential Neighborhood 3	RN3	20	30	Lower	22	Vacant Land	
3018018027	1.26	Residential Neighborhood 3	RN3	20	30	Lower	25	Vacant Land	
3018018029	0.94	Residential Neighborhood 3	RN3	20	30	Lower	18	Vacant Land	
3018021001	1.16	Residential Neighborhood 3	RN3	20	30	Lower	23	Vacant Land	
3018021002	1.17	Residential Neighborhood 3	RN3	20	30	Lower	23	Vacant Land	
3018021003	2.56	Residential Neighborhood 3	RN3	20	30	Lower	51	Vacant Land	
3018021017	1.17	Residential Neighborhood 3	RN3	20	30	Lower	23	Vacant Land	
3018021018	1.39	Residential Neighborhood 3	RN3	20	30	Lower	27	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites									
APN	Acres	GP	Zoning	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3018021020	1.06	Residential Neighborhood 3	RN3	20	30	Lower	21	Vacant Land	
3018022001	1.27	Residential Neighborhood 3	RN3	20	30	Lower	25	Vacant Land	
3018022003	1.39	Residential Neighborhood 3	RN3	20	30	Lower	27	Vacant Land	
3018022028	1.06	Residential Neighborhood 3	RN3	20	30	Lower	21	Vacant Land	
3018022029	0.94	Residential Neighborhood 3	RN3	20	30	Lower	18	Vacant Land	
3018026001	4.67	Residential Neighborhood 3	RN3	20	30	Lower	93	Vacant Land	
3018027036	8.42	Residential Neighborhood 3	RN3	20	30	Moderate	168	Vacant Land	Y
3022011014	2.44	Residential Neighborhood 3	RN3	20	30	Lower	48	Vacant Land	
3022012041	4.98	Residential Neighborhood 3	RN3	20	30	Lower	99	Vacant Land	
3022013013	5.00	Residential Neighborhood 3	RN3	20	30	Lower	99	Vacant Land	
3022013025	2.94	Residential Neighborhood 3	RN3	20	30	Lower	58	Vacant Land	
3022014001	4.14	Residential Neighborhood 3	RN3	20	30	Lower	82	Vacant Land	
3022014002	4.71	Residential Neighborhood 3	RN3	20	30	Lower	94	Vacant Land	
3022014033	4.71	Residential Neighborhood 3	RN3	20	30	Lower	94	Vacant Land	
3022014035	4.21	Residential Neighborhood 3	RN3	20	30	Lower	84	Vacant Land	
3022015012	9.96	Residential Neighborhood 3	RN3	20	30	Moderate	199	Vacant Land	
3022015013	8.89	Residential Neighborhood 3	RN3	20	30	Moderate	177	Vacant Land	
3022015015	1.08	Residential Neighborhood 3	RN3	20	30	Lower	21	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites									
APN	**Acres**	**GP**	**Zoning**	**Min. Density**	**Max. Density**	**Income Level**	**Minimum Units**	**Vacant**	**In Previous HE**
3022015016	4.27	Residential Neighborhood 3	RN3	20	30	Lower	85	Vacant Land	
3022015017	5.13	Residential Neighborhood 3	RN3	20	30	Moderate	102	Vacant Land	

Appendix C: Review of Past Accomplishments

This section evaluates the City's overall progress in implementing the 2013-2021 Housing Element. Table C-1 summarizes the quantifiable accomplishments. Table C-2 provides a program-by-program evaluation of accomplishments, effectiveness, and continued appropriateness.

Table C-1: Quantified Objectives 2013-2021

Housing Type	Extremely Low 30% or less of median	Very Low 50% or less of median	Low 51% to 80% of median	Moderate 81% to 120% of median	Above Moderate >120% of median	Total
RHNA	697	698	827	898	2,332	5,452
New Construction Anticipated	0	65	207	0	3,000	3,272
Affordable Housing Anticipated	11	65	207	0	0	283
Total Units Constructed	0	91	70	530	166	857
Affordable Housing Units At-Risk	116	117	0	0	0	231
Units Preserved	142	142	0	0	0	284
Single-Family Rehabilitation	0	6	6	0	0	12
Loans Provided	0	0	0	0	0	0
Mortgage Assistance Program (MAP)	0	1	19	30	0	50
Assistance Provided	0	0	0	0	0	0
Mobile Home First Time Homebuyer	0	0	19	30	0	49
Assistance Provided	0	0	0	0	0	0
Emergency Grant Program	60	0	0	0	0	60
Grants Provided	9	0	0	0	0	9

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
Goal H1: Promote the Construction of New Housing Affordable to All Income Groups				
H1.A New Housing Development: Provide adequate sites for the development of 5,452 new housing units between October 2013 and October 2021. This is Palmdale's Fair Share of regional housing growth established by SCAG's Regional Housing Needs Assessment (RHNA) adopted in 2012.	▪ Construct 3,272 new units (2013-2021). ▪ Approve residential development applications consistent with the General Plan policies and Zoning Regulations (2013-2021).	As of 2020, 857 new units were built: ▪ 91 very low income ▪ 70 low income ▪ 530 moderate income ▪ 166 above moderate income. Homes 4 Families CalVet REN 56-unit project for Low Income veteran households approved. 6 units completed by 7/2021, 10 units to be completed by 9/2021	During the planning period, a total of 857 of the projected 3,272 new residential units were built. The City continues to approve residential development applications.	Modify to reflect the updated RHNA. Please see 2021-29 HE Program 1
H1.B Density Bonus Ordinance: Provide a 20% density bonus for housing developers who make 10% of their units affordable to low income households or 5% of units affordable to very-low income households income in accordance with California Government Code 65915.	▪ Administer an ongoing program to grant density bonuses as provided in the Zoning Code (2013-2021).	City staff met with several developers to discuss various projects in 2019. Two density bonus agreements were approved in 2019 and two were approved in 2015. 2 pending projects for September 2021 City Council meeting.	The City continues to meet with developers to approve density bonus agreements. Four density bonus agreements were approved during the planning period.	The City's Density Bonus Ordinance will be updated to be consistent with State law. Implementation of the City's Density Bonus program is combined with the program to facilitate affordable housing development. Please see 2021-29 HE Program 8:
H1.C Second Unit Ordinance: Permit second dwelling units by administrative review in	▪ Administer program to approve second units (2013-2021).	Section 91.03 of the Zoning Ordinance was amended on November 4, 2009 in compliance with the provisions of AB 1866. The Zoning Ordinance was amended in	The Zoning Ordinance has been amended to reflect State law.	Pursuant to State law, the 2021-2029 Housing Element includes actions to facilitate the

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
compliance with AB 1866**.**		2019 (effective January 2020) to comply with State laws, including AB 68, AB 881, SB 13, AB 587, and AB 670. The City continues to amend the Zoning Ordinance as needed. Palmdale issued one ADU building permit in 2019 and one ADU building permit in 2018. Approval of ADU projects in the City is on-going.		Development of ADUs. Please see 2021-2029 HE Program 3
H1.D Mortgage Assistance Program (MAP): Program to provide down payment assistance for qualified first-time homebuyers. To be used with the Transit Village project and for sale of townhomes to low-moderate income families.	▪ Revise program for use with the Transit Village and to help purchasers of townhomes by low and moderate income families (2014). ▪ Provide 46 loans within the Palmdale Transit Village (2013-2021).	The City added an additional Mortgage Assistance Program August 2020 in response to the COVID-19 pandemic for assistance with missed mortgage payments. The CDBG-CV Mortgage Assistance Program will provide up to $6,000 in assistance grants to low and moderate income individuals and families. The Palmdale Transit Area Specific Plan was proposed and an EIR was completed in 2018. The Palmdale Transit Area Specific Plan would replace the Palmdale Transit Village project.	64 loans and 30 grants were allocated during the planning period. 2017 1 loan for 38464 30th Street East SFR Low income household (MAP-GAP) 2013-2019 26 loans for SFR Neighborhood Stabilization Program Low income households (NSP HAP) 2020-2021 Homes for Families CalVet REN development. 37 approved loans for SFR duplex	City will work to identify funding for this program. Please see 2021-2029 HE Program 9

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
			units. Of these 6 units closed by July 2021 and 10 to close by September 2021 (VPAL) 2020-2021 COVID-CV Mortgage Assistance Program 30 households assisted with missed mortgage payments.	
H1.E Mobile Home First Time Homebuyer Program: Provide down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of Palmdale-owned mobile home parks.	▪ Administer an ongoing program for first-time mobile homebuyers (2013-2021). ▪ Administer a program to provide 49 loans (2013-2021).	The City did not allocate any loans during the planning period.	Although there were not any applications during planning period the City believes there will be a need for this program in the future as spaces become available within the City's three mobile home parks.	City will work to identify funding for this program. Please see 2021-2029 HE Program 9:
H1.F Affordable Housing Land Bank: Acquire and assemble parcels of land for the new construction of affordable single and multi-family housing units. The intent of this program is to acquire separate parcels of land in order to create a developable site for affordable housing.	▪ Continue to purchase and assemble developable land to accommodate very low and low income units, specifically targeting parcels within the Palmdale Transit Village Specific Plan area (2013-2021).	There were no land transfers made in 2019 for the purpose of developing transit priority projects, permanent supportive housing, or housing for special needs groups. In 2014, the City acquired one vacant lot in Focus Neighborhood No. 3 for future development. The Palmdale Transit Area Specific Plan was proposed and an Initial Study was completed in 2018. The	The City acquired one lot in the Palmdale Transit Village Specific Plan area during the planning period.	City will work to identify funding for this program. Please see 2021-29 HE Program 6:

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
		Palmdale Transit Area Specific Plan would replace the Palmdale Transit Village project.		
H1.G Affordable Housing Construction Program: Provide funding in the form of land and/or low-interest, deferred interest or residual receipts loans to nonprofit affordable housing organizations to construct new affordable units to replace units demolished by public actions and build new affordable. As needed, provide predevelopment grants or loans to these projects.	▪ Administer an ongoing program and develop new guidelines as needed (2013-2021). ▪ Provide assistance to Paving the Way/Youth Build to provide 11 extremely low income units to emancipated youth/students (2013-2014). ▪ Provide funding for 65 very low income family housing units and 207 low income family housing units (2013-2021).	The following affordable housing contracts were approved during the planning period: ▪ Courson Arts Colony – West: Approved June 1, 2016 ▪ Courson Arts Colony – East: Approved June 22, 2015 ▪ 38709 Larkin Avenue: Approved June 1, 2016 Rehab H2B ▪ Valley Oasis: Approved February 4, 2020 507 Q4 Terminated agreement 12/2020 Rehab H2B ▪ 509 and 515 East Ave Q-6: Approved June 4, 2014 Rehab H2B ▪ ACT 10th Place: Approved June 4, 2014. Rehab H2B In 2019, City staff met with several developers to discuss various projects, but no new agreements were signed. The City approved 78 affordable units for very low and low income earners within the Palmdale Transit Village Specific Plan in 2013. Construction of the Paving the Way/Antelope Valley Youth Build project began in 2014. The rehabilitation project accommodates	A total of 319 affordable units were completed during this planning period.	Program continued. Construction of new affordable family units planned for 2021-2029. Please see 2021-29 HE Program 7.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
		up to 22 extremely low income students/ emancipated youth.		
H1.H Small Lot Consolidation Program: The City will play an active role in facilitating lot consolidations, particularly as it relates to parcels listed within the sites inventory.	▪ Offer the following incentives for lot consolidation (2013-2021) ▪ Administer an ongoing program to facilitate small lot consolidation (2013-2021).	The City continues to offer incentives for lot consolidation. No applications for lot consolidation were submitted during the planning period. Palmdale approved one application for lot consolidation in 2019.	Program expected to be useful in assembling sites for development of affordable multi-family housing in Transit Village	Program continued.
Program H1.I Large Site Development Program: The City will play an active role in facilitating land divisions and lot line adjustments on larger sites to assist the development of housing for lower income households. Parcel sizes that would facilitate multi-family developments affordable to lower income households in light of federal, State and local financing programs are general between two and ten acres in size. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.	▪ The City will offer incentives for the division of large sites suitable for multi-family development (2013-2021). ▪ Administer an ongoing program to facilitate the division of sites appropriate for multi-family housing affordable to lower income households (2013-2021).	Rezoning was completed in October 2012. No applications for lot divisions or lot line adjustments were submitted during the planning period.	Though there were no applications for lot division during the planning period, the program continues to be effective in facilitating multi-family development.	Program continued.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
GOAL H2: PRESERVE AND IMPROVE THE EXISTING SUPPLY OF AFFORDABLE HOUSING				
H2.A Single-Family Rehabilitation Loan Program: The Single-Family Residential Rehabilitation Program is designed for three specific categories of low-income, owner-occupied households. Under some conditions, loans do not have to be repaid.	▪ Administer a program to provide 12 loans over eight years (2013-2021) • 6 very low income loans • 6 low income loans	No single-family rehabilitation loans were allocated during the planning period.	The City continues to identify funding sources for this program.	Continue program. Please see 2021-29 HE Program 10.
H2.B Multi-family and Single-Family Rental Unit Rehabilitation Program: Make low-interest loans from available funds to owners of both single and multi-family rental properties. Owners must agree to rent their properties to eligible low-income households and to maintain the affordability of the assisted units.	▪ Administer an ongoing program (2013-2021). ▪ Provision of loans depends on the availability of funds.	Palmdale administered two multi-family rental unit rehabilitation loans during the planning period. ▪ 38709 Larkin Avenue: Approved June 1, 2016 ▪ Valley Oasis: Approved February 4, 2020 507 Q4 Terminated agreement 12/2020 ▪ 509 and 515 East Ave Q-6: Approved June 4, 2014 ▪ ACT 10th Place: Approved June 4, 2014. ▪ Victory Outreach : Approved February 2, 2021 507 Q4 Construction of the Paving the Way/Antelope Valley YouthBuild project began in 2014. The rehabilitation project accommodates up to 22 extremely low income students/emancipated youth.	The City continues to identify funding sources for this program. 31 units rehabilitated during the planning period.	Continue program. Please see 2021-29 HE Program 10.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
H2.C Emergency Grant Program: Provide one-time grants for housing repairs to very low-income (50% or less of median income) owner-occupants of single-family homes.	▪ Administer an ongoing program that provides 60 loans to extremely low income households (2013-2021).	The City assisted 9 very low and low income single-family households in 2014. Assistance comprised of services and repairs to water heaters, swamp coolers, air conditioners, gas liners, and sewer.	Palmdale assisted a total of 9 households during the planning period.	Continue program. Please see 2021-29 HE Program 10.
H2.D Rental Housing Inspection Program: The Palmdale Building and Safety Division will proactively inspect all residential rental properties on a regular schedule. All rental properties required to register. Buildings in compliance re-inspected at 5-year intervals; buildings with violations re-inspected annually. Building and Safety will also continue to respond to code violation complaints.	▪ Inspect all rental housing units on a regular schedule (2013-2021).	Inspections of registered rental units conducted on a regular schedule. Units inspected: 2014 - 1,762 2015 - 1,946 2016 - 2,685 2017 - 2,151 2018 - 3,132 2019 - 2,313 2020 - 1,130 2021 - 202 thru 8/12/2021	The City continues to inspect rental units regularly.	Continue program. Please see 2021-29 HE Program 11.
H2.E Vacant and Abandoned Property Registration Program: Establish and maintain an abandoned and vacant property registration program as a mechanism to protect neighborhoods and commercial areas from becoming blighted through the lack of adequate maintenance and security	▪ Perform an inspection of every registered vacant property to ensure the property is secure and maintained in an appropriate manner (2013-2021).	Vacant and abandoned properties can be registered on the City's website. Units registered: 2014 – 311 2015 – 263 2016 – 148 2017 – 83 2018 – 64 2019 – 60 2020 – 38 2021 – 18 (to date)	The City continues to inspect and register vacant property regularly.	Continue program. Please see 2021-29 HE Program 12.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
of abandoned and vacated properties by requiring any beneficiary or any trustee of a Deed of Trust to register the property with the City.				
H2.F Mobile Home Space Rent Control: This ongoing program regulates increases in month-to-month rent costs for mobile home park spaces to ensure that the spaces remain affordable to low and moderate income occupants.	▪ Administer an ongoing program (2013-2021).	Chapter 5.44 of Palmdale's Municipal Code controls mobile home rents to protect citizens from excessive rent prices. In 2014, the City took action for a violation at Joshua View Mobile Home Park and reached a settlement agreement with the property owner. In 2018, the City took action for a violation at Sagetree Mobile Home Park and reached a settlement agreement with the property owner. In 2019 corrected rent for 24 residents of Thousand Elms Mobile Home Park. In 2021 corrected rent for 1 resident at Grecian Isles Mobile Home Park.		Continue program. Please see 2021-29 HE Program 13.
H2.G Enforcement of Mobile Home Park Lease Terms Ordinance: Enforce a City ordinance forbidding owners of mobile home parks to require any resident or prospective resident to sign a lease or rental agreement that exempts the space from	▪ Process complaints and take corrective action (ongoing).	No enforcement actions were taken during planning period.	Until December 31, 2020 Owners were required to submit per Civil Code Section 798.21 disclosures signed by new residents. This is a disclosure alerting residents that any long-term	This program is combined with the Mobile Home Rent Control program. Please see 2021-29 HE Program 13.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
local rent control.			lease would exempt the space from the local rent control ordinance. AB 2872 in 2021 eliminated long term leases for new residents.	
H2.H Mobile Home Park Homeownership and Rehabilitation: This program makes loans to eligible households for purchase of mobile homes in three City-owned Mobile Home Parks. Loans limited by available park spaces.	▪ Make loans as spaces become available (2013-2021).	The program was on-going during the planning period.	This program considered very effective in providing affordable housing in City owned Mobile Home Parks.	Continue program and identify funding. Please see 2021-29 HE Program 9:
H2.I Mortgage Revenue Bond Program: The City has the power to issue mortgage revenue bonds for purchase and rehabilitation or new construction. These bonds could be used to preserve the affordability of housing that is at risk of losing local or federal subsidies.	▪ Administer an ongoing program (2013-2021).	In 2015, the Housing Authority issued $1.4 million in Multi-family Housing Revenue Bonds, Series 2015 (Impressions, La Quinta, Park Vista, and Summerwood Apartments), to rehabilitate 291 rental units (26 very low income and 258 low income).	City will continue to issue bonds as possible to preserve existing affordable housing through purchase and rehab and construct new units as possible.	This is a funding tool and not a housing program. This is incorporated into the Affordable Housing program. Please see 2021-29 HE Program 7:
H2.J Conversion of At-Risk Units: In order to meet the housing needs of persons of all economic groups, the City must guard	▪ Maintain and annually update the inventory of "at-risk" projects. ▪ Take all appropriate steps to ensure that a project remains in or is	Palmdale continues to monitor for affordable housing at risk of conversion. In 2015, the following four apartment complexes had affordability covenants expiring in	City is committed to preserving existing affordable housing.	Continue program. Please see 2021-29 HE Program 14.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
against the loss of housing units available to lower-income households. A total of 231 units in six projects are at-risk of conversion to market-rate prior between 2013 and 2021.	transferred to an organization capable of maintaining affordability restrictions for the life of the project. ▪ Annually monitor local investment in projects that have been acquired by non-or for-profit entities. ▪ Work with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects. ▪ Annually identify funding sources for at-risk preservation and acquisition rehabilitation. ▪ Where feasible, provide technical assistance and support to public and non-profit agencies and organizations. ▪ Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.	2028, were acquired by the Housing Authority of the City of Palmdale and have ongoing rehabilitation. The recorded bond covenants are through 2045 and Housing Authority covenants are through 2070: ▪ Summerwood Apartments (52 affordable units) ▪ La Quinta Apartments (98 affordable units) ▪ Park Vista Apartments (27 affordable units) ▪ Impressions Apartment (107 affordable units)		

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
GOAL H.3: REMOVE GOVERNMENT CONSTRAINTS ON HOUSING				
H3.A Housing Impact Review: Pursuant to CEQA requirements, review housing impacts of proposed City policies, programs, and actions for consistency with RHNA fair share projections and prepare an assessment letter for submittal to the California Department of Housing and Community Development when adverse impacts are identified that would preclude meeting RHNA fair share numbers.	▪ Through the CEQA process, consider impacts on housing opportunities for each zone change, General Plan Amendment or Zoning Ordinance Amendment (2013-2021).	All applications are reviewed, and an environmental document prepared in compliance with CEQA and the CEQA Guidelines.	This program is important to identify and prevent unintended impacts on housing cost or affordability due to new or existing City policies.	Compliance with CEQA requirements is not considered a housing program and is not included in the 2021-2029 Housing Element.
H3.B Housing for Agricultural Employees and Employee Housing: Pursuant to the requirements of California Health and Safety Code Section 17021.5 and 17021.6, allow for employee housing for six or fewer persons subject to the same review procedure as any other single-family residence occupied by six or fewer persons and agricultural workers living quarters will be permitted within the A-1 (Light Agriculture) zone subject to	▪ Administer an ongoing program (2013-2021).	Zoning Ordinance Amendment completed in October 2012. No applications were submitting during the planning period.	The City will continue to review housing for agricultural employees and employee housing in compliance with applicable regulations.	Program completed and is not included in the 2021-2029 Housing Element.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
Site Plan Review approval and consistent with the requirements of Health and Safety Code Section 17021.6				
GOAL H4: PROMOTE EQUAL HOUSING FOR ALL PERSONS REGARDLESS OF RACE OR COLOR, RELIGION, SEX, FAMILIAL STATUS, ANCESTRY OR HANDICAP				
H4.A Fair Housing Services: Contract with the Housing Rights Center provider to provide fair housing services to Palmdale residents that include a monthly three hour walk-in fair housing clinic at City Hall, intake and investigation of housing discrimination complaints and referrals for other types of issues, periodic public service announcements on fair housing law, and mailings to lenders. The City and the Housing Rights Center will conduct outreach and education activities, distribute literature and publicize the availability of fair housing services through various media.	▪ Continue to contract for Fair Housing Services with the Housing Rights Center to provide a monthly fair housing clinic at Palmdale City Hall and related services. The City shall publicize the availability of fair housing services through various media such as the City's website and local TV channel, Palmdale 27 (2013-2021).	The City partners with the Housing Rights Center (HRC) to provide fair housing services to all residents. In 2020, in response to the COVID-19 pandemic, the HRC moved educational services to a virtual platform. Housing Rights Workshops and trainings. Virtual housing clinics are offered three times a week and Q&A sessions are facilitated once a week. Palmdale drafted an Analysis of Impediments to Fair Housing Choice in 2020. From 2014-2019, the HRC received a total of 145 discrimination complaints. Out of the 145 complaints, 14 ended in successful conciliation, one client was referred to the Litigation Department, 5 clients withdrew their complaints, 6 complaints were unenforceable, and 12 are pending.	Successful program provides information about fair housing programs, education for tenants and landlords and clinics for cases of discrimination. Agency pursues discrimination cases as indicated.	This program is expanded to address the new Affirmatively Furthering Fair Housing (AFFH, AB 686) requirements. Please see 2021-29 HE Program 20.
H4.B Fair Housing Affirmative Marketing Practices: Provide information to managers of	▪ Administer an ongoing program (2013-2021).	The City continues to facilitate the Partners Against Crime (PAC) program. Property managers/owners who participate in	Palmdale continues to administer the Fair Housing Affirmative	This program is incorporated into as one of the meaningful actions

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
rental housing who participate in Partners Against Crime (PAC) landlord training on compliance with affirmative marketing practices. Continue to provide fair housing information in the PAC property management training program for lenders who participate in the mortgage assistance programs.		the Landlord Training Class receive up-to-date information on various housing topics and tips to identify and resolve criminal activity.	Marketing Practices Program.	to address the new Affirmatively Furthering Fair Housing (AFFH, AB 686) requirements. Please see 2021-29 HE Program 20.
GOAL H5: ADEQUATELY HOUSE HOUSEHOLDS WITH SPECIAL NEEDS				
H5.A Senior Housing: Develop housing for households in which one person is age 55 or older. Section 91.04 of the Zoning Ordinance establishes development standards for senior group housing. Congregate care facilities that do not provide individual kitchens for residents are exempt from General Plan density provisions applicable to the particular parcel(s). Otherwise, the parcels on which senior group housing is constructed must conform to all standards of the underlying land use district. Senior housing is limited to units occupied by	▪ Acquire land and provide financing for affordable senior housing. The Housing Division has a long-term project to develop senior housing in the Courson District downtown, which is designated as a Senior Housing Target Area (2013-2021).	The Courson Connection project, including Courson Arts Colony East and West, was completed during the planning period. Courson Arts Colony – East, completed in 2019, contains 81 affordable units for lower income families and families with special needs. Courson Arts Colony – West completed in 2020 includes 80 family units. During the planning period, the following senior housing projects were completed: ▪ Impressions Senior Apartments (109 units) – Completed 2015.	The Courson Connection project and other senior housing projects were completed during the planning period.	Implementation of the Zoning Ordinance is not a housing program. Program modified to focus on City efforts to pursue senior affordable housing projects.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
one person over age 55 or married couples of which one spouse is over age 55.				
H5.B Housing for the Developmentally Disabled: Work with the North Los Angeles County Regional Center (NLARC) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.	▪ Develop an outreach program (June 2014). ▪ Conduct ongoing outreach (2013-2021).	As of 2020, there were 57 licensed residential care facilities accommodating 345 residents. This program was on-going throughout the planning period.	The City continues to conduct outreach in accordance with the outreach program.	Continue program. Please see 2021-29 HE Program 16.
H5.C Transitional and Supportive Housing Facilities: Pursuant to California SB 2, allow both Transitional Housing and Supportive Housing within all zones that permit residential uses. Within the A-1 and R-1 zones, Transitional and Supportive Housing will be a permitted use within a single-family	▪ Amend the Zoning Ordinance to permit Transitional and Supportive Housing within all zones without a Conditional Use Permit and not subject to any distance separation requirement.	Zoning was revised in compliance with SB 2 in November 2012. Conditional Use Permit (CUP) 12-006 was approved on September 13, 2012 and in the process of receiving a Certificate of Occupancy in 2015. The proposed project approved under CUP 12-006, completed in 2015, established a boarding house that provides affordable transitional housing for up to 22 at-risk young	Zoning Ordinance was amended.	A modified version of this program will be included in the updated Housing Element. Please see 2021-29 HE Program 8:

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
dwelling unit. Within the R-2, R-3 and R-4 zones, Transitional and Supportive Housing with four or fewer units will be permitted with administrative approval and with 5 or more units with Site Plan Review approval. The approval process for Transitional and Supportive Housing is consistent with the requirements for any other type of residential use within the respective zones. The City will ensure that Transitional and Supportive Housing is permitted within the MX (Mixed Use Overlay) Zone consistent with the requirements of other residential uses and will ensure that any future amendments to the Zoning Ordinance are consistent with the requirements of SB 2.		adults. The 22 individuals residing in the boarding house are required to be enrolled in school or college.		
H5.D South Antelope Valley Emergency Services Program (SAVES): Provide administrative funding to the South Antelope Valley Emergency Services Program, which provides service referrals, motel vouchers and emergency	▪ Continue to fund and administer existing program (2013-2021).	SAVES continues to serve residents throughout Palmdale. In 2020, SAVES provided food to residents in response to the COVID-19 pandemic. In 2018, the City invested $240,201 of CDBG funds to SAVES to serve an estimated 7,000 people. Funding for this program ongoing	Palmdale continues to provide services through the SAVES program.	Continue program. Please see 2021-29 HE Program 17.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
food and clothing to homeless and very low-income individuals and families in Palmdale. SAVES refers clients to the Antelope Valley Access Center and accepts referrals from the center when appropriate.		2018-2019. On average, this program provides 4,500 meals per month.		
H5.E Homeless Persons Facility Designation: Pursuant to California SB 2, allow Homeless Shelters within the C-2 (Office Commercial) zone without a Conditional Use Permit and allow Homeless Shelters within the R-3 (Multiple Residential) with a Conditional Use Permit. Section 94.04 of the Zoning Ordinance sets the distance between Homeless Shelters at a minimum of 300 feet.	▪ Administer an ongoing program (2013-2021).	The Zoning Ordinance was amended in November 2012 to allow Emergency Shelters within the C-2 zone without a Conditional Use Permit and within the R-3, C-3 and PF zones with a CUP. Shelters are no longer permitted within industrial (M-1 and M-2) zones. No new actions were taken during the planning period.	The Zoning Ordinance has been updated to reflect SB 2.	Program is modified in the 2021-2029 Housing Element to comply with AB 139. Please see 2021-29 HE Program 8:
Program H5.F Disabled Access to Housing: A request for reasonable accommodation may be made by any person with a disability when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to	▪ Administer an ongoing program to grant reasonable accommodation requests as provided in the Zoning Ordinance (2013-2021).	In the City of Palmdale, a request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. No requests for reasonable accommodations were	Program mandatory pursuant to state law.	Implementation of the Zoning Ordinance is not a housing program.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
fair housing opportunities. Section 26.10 of the Zoning Ordinance, adopted in 2004, establishes a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation in the application of the City's Zoning Ordinance and to establish relevant criteria to be used when considering such requests.		made during the planning period.		
H5.H Residential Care Facilities: In the R-2 and R-3 zones, permit Large Residential Care Facilities subject to Site Plan Review approval in the same way that multi-family housing for five or more units within the R-2 and R-3 is permitted.	▪ Administer an ongoing program (2013-2021).	Zoning Ordinance Amendment completed in 2012 in compliance with State law. Conditional Use Permit (CUP) 14-017 was approved on December 11, 2014, to construct an assisted living facility and a memory care unit totaling 114,760 square feet on 6.08 acres.	Zoning Ordinance has been amended and the City approved the development of an assisted living facility in 2014.	This program is modified in the 2021-2029 Housing Element. Please see 2021-29 HE Program 8:
GOAL H6: IMPLEMENT ENERGY AND WATER CONSERVATION MEASURES				
Program H6.A Energy and Water Conservation: Enforce the provisions of Title 24 of the California Building Code during building plan check process and the provisions of California GC 65591, the Water Conservation and Landscaping Act, and City	▪ Administer an ongoing program (2013-2021).	The City continues to enforce Title 24, the Water Conservation and Landscaping Act, and Ordinance 1262. Palmdale received a Beacon Spotlight Award for Energy Conservation in 2018 for achieving a 12 percent energy savings. The Palmdale Transit Area Specific Plan is currently being prepared and	The City continues to adhere to objectives.	Implementation of the Building Code is not included in the 2021-2029 Housing Element as a housing program.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
Ordinance No. 1262 for water conservation during landscape plan check.		would encourage transit-oriented development The City provides direct information and links to other sites containing information on energy and water conservation, efficiency and retrofit measures.		
GOAL H.7: ENHANCE THE VITALITY AND SAFETY OF EXISTING RESIDENTIAL NEIGHBORHOODS				
H7.A Neighborhood Improvement Program: This is a comprehensive program to improve the quality of selected low and moderate income single-family Palmdale neighborhoods by enforcing compliance with building, safety, health, fire, and other regulations and improving the overall appearance of neighborhoods. The program is implemented by a team made up of officials from the City Departments of Planning, Building and Safety, Public Works and the Redevelopment Agency, the Fire Department, the Sheriff's Department and other agencies.	▪ Implement new project strategy focusing on homes in poor condition neighborhoods (2013-2021). ▪ Provide infrastructure improvements and make referrals for neighborhood improvement grants for home and property repair (2013-2021). ▪ Provide 100 grants with Focus Neighborhoods 4 and 5 (2013-2021).	The City continues to work in Focus Neighborhood Nos. 1 through 5 with small local nonprofits and property owners to rehabilitate and increase the availability of small to medium size affordable housing, one to eleven units. The program includes outreach working with neighborhood houses and community partners to provide low and moderate income residents of the Focus Neighborhood's information regarding fair housing, the arts, affordable housing, local education opportunities, WorkSource Center job seeking services, South Antelope Valley Emergency Services (SAVES), and neighborhood community events to bring residents together. Four loans were provided to rehabilitate housing units.	City will continue to work in Focus Neighborhoods and identify funding sources.	Continue program as funding permits. Please see 2021-29 HE Program 18.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
H7.B Partners Against Crime (PAC): Partners Against Crime (PAC) coordinates the activities of the Code Enforcement, Housing, Sheriff's Department, Public Safety, Public Works, LA County Fire Department and Los Angeles County Department of Health Services to address multiple problems of crime and poor property management and maintenance in the City's multi-family housing. PAC offers a Crime Free Multi-family Housing and Mobile Home Park Certification to building owners/managers.	▪ Administer an ongoing program (2013-2021).	The City facilitated the PAC program throughout the planning period, offering training classes for project managers, Crime Prevention Through Environmental Design (CPTED) inspections, and neighborhood watch meetings. On average, one training per year was held for property managers (average of about 30 participants). Also held an average of 18 neighborhood watch meetings (1/3 turnout of those invited to the meeting)	Successful program to address issues of property maintenance and crime.	Continue program. Please see 2021-29 HE Program 19.
H7.C Partners for a Better Palmdale: This program incorporates both strategic planning and programs for public safety and neighborhood development.	▪ Administer an ongoing program (2013-2021).	This program was on-going throughout the planning period. The program incorporates both strategic planning and programs for public safety and neighborhood development; includes youth programs, Neighborhood Houses, Neighborhood Watch program, citizen academy, family-oriented education and mediation programs, centralized volunteer recruitment and coordination program.	Majority of elements deleted when City staff were reduced.	Program removed from the 2021-2029 Housing Element.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
GOAL H8: PROMOTE NEIGHBORHOOD VERSATILITY BY ENCOURAGING A MIX OF NEW HOUSING ALTERNATIVES TO INCREASE AFFORDABILITY AND PROMOTE HOME OWNERSHIP				
H8.A Transit Village Specific Plan and New Construction Affordability Program: The Transit Village Specific Plan was developed for a 110-acre area adjacent to the Palmdale Transportation Center, a multimodal transportation hub in downtown Palmdale. The plan provides for a variety of housing types, single, multi-family and mixed-use housing with residential uses above first floor retail. Housing development at 30 du per acre with development standards for a pedestrian oriented village environment. The projected buildout is between 637 and 1,027 homes.	▪ Provide planning services to ensure development of a variety of denser housing types in Transit Village Specific Plan area to meet RHNA objectives (2014-2021). ▪ Provide mortgage assistance to 16 low and 30 moderate income family households to purchase homes in the Transit Village (2021): • Transit Village (Phase 1) – 156 family units (multi-family) (completed Wright Brothers Court 2014) • Transit Village (Phase 1) – 46 family townhomes (2024) • Transit Village (Phase 2) – 75 family townhomes (2024)	The Transit Village has not been completed. Therefore, no mortgage assistance has been provided under this program.	The City will provide mortgage assistance when the project is completed and as funding becomes available.	Continue program. Please see 2021-29 HE Program 9:

Effectiveness in Addressing Special Needs

Overall, delivery of housing programs in Palmdale was severely affected by the elimination of redevelopment, and the City was hard hit by the collapse of the housing market between 2007 and 2012. Recovery of the housing market was slow in Palmdale. Limited loans and grants were made to senior or disabled households to pursue repair and rehabilitation. However, the City was able to extend the affordability covenants on four projects (totaling 284 units) from 2028 to 2070 through acquisition/rehabilitation. The City was also able to continue providing assistance to special needs households, including extremely low income households, through rent control on mobile home parks and a limited number of emergency repair grants.

The City was effective also in addressing housing and neighborhood condition issues that tend to disproportionately impact lower income and renter-households through the Neighborhood Improvement, Rental Inspection Program, Partners Against Crimes, and Vacant and Abandoned Property Registration Program. For the 2021-2029 Housing Element, the City will actively pursue funding in order to reinstate some of the key programs that are unfunded currently.

Appendix D: Assessment of Fair Housing

D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors; and,
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive State Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element. This AFH analysis includes information from the City's 2020 Analysis of Impediments to Fair Housing Choice (AI).

D.2 Assessment of Fair Housing Issues

D.2.1 Fair Housing Enforcement and Outreach

Los Angeles County jurisdictions including Palmdale, have the option of contracting with the Housing Rights Center (HRC). The Housing Rights Center investigates and resolves discrimination complaints, conducts discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of Palmdale provides links to all of the Housing Rights Center's Fair Housing Information on the city web page.

According to the City's Analysis of Impediments (AI), between 2014 and 2018 the HRC received 145 housing discrimination complaints from Palmdale residents (Table D-1). A majority of discrimination complaints were based on physical or mental disability. As well as the HRC, HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 968 fair housing complaints in Los Angeles County were filed with HUD. In the County and the City of Palmdale, disability-related discrimination was the most commonly reported revealing a lack of understanding and sensitivity of the fair housing rights of the disabled.

Table D-1: Fair Housing Discrimination Complaints by Basis in Palmdale (2014-2019)	
Basis	**#**
Familial Status	**9**
Gender	5
Metal Disability	27
Physical Disability	83
Race	9
Religion	1
General Discrimination Inquiry	11
Total	**145**
Source: The Housing Rights Center, FY 2015-2019.	

The City of Palmdale advertises fair housing services through placement of fair housing service brochures at public counters and provides a link to the HRC and all of the available brochures on the City's website. According to the City's AI a general lack of knowledge, understanding and sensitivity of fair housing rights and responsibilities continues to exist. The City will continue to coordinate with its fair housing provider, HRC, to enhance its outreach efforts in Palmdale and the local region through fair housing education workshops for homebuyers, renters, management companies, independent landlords and real estate agents.

D.2.2 Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. The City of Palmdale, like most communities throughout the Antelope Valley, has experienced gradual changes in the racial and ethnic composition of its population. Shifts in Palmdale's race and ethnicity profile have continued to occur since 2010. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are four R/ECAPs located in the City. Figure D-1 shows racial/ethnic concentrated block groups in 2010 and Figure D-2 shows them in 2018. Consistent with the increase in population Citywide, most block groups in Palmdale have seen an increase in racial/ethnic minority populations since 2010. Areas in downtown and along Palmdale Boulevard have grown substantially in racial/ethnic minorities.

According to the 2015-2019 American Community Survey (ACS), in Palmdale Hispanics or Latinos of any race continue to make up the largest racial/ethnic group, accounting for 60 percent, followed by people who identify as White only accounting for 46 percent of the population. Asian-Americans account for five percent of the population and African Americans account for 13 percent. The White population in Palmdale experienced a decrease of about three percent since 2010 while those who identify as Hispanic or Latino has increased about six percent.

Figure D-1: Racial/Ethnic Minority Concentrations (2010)

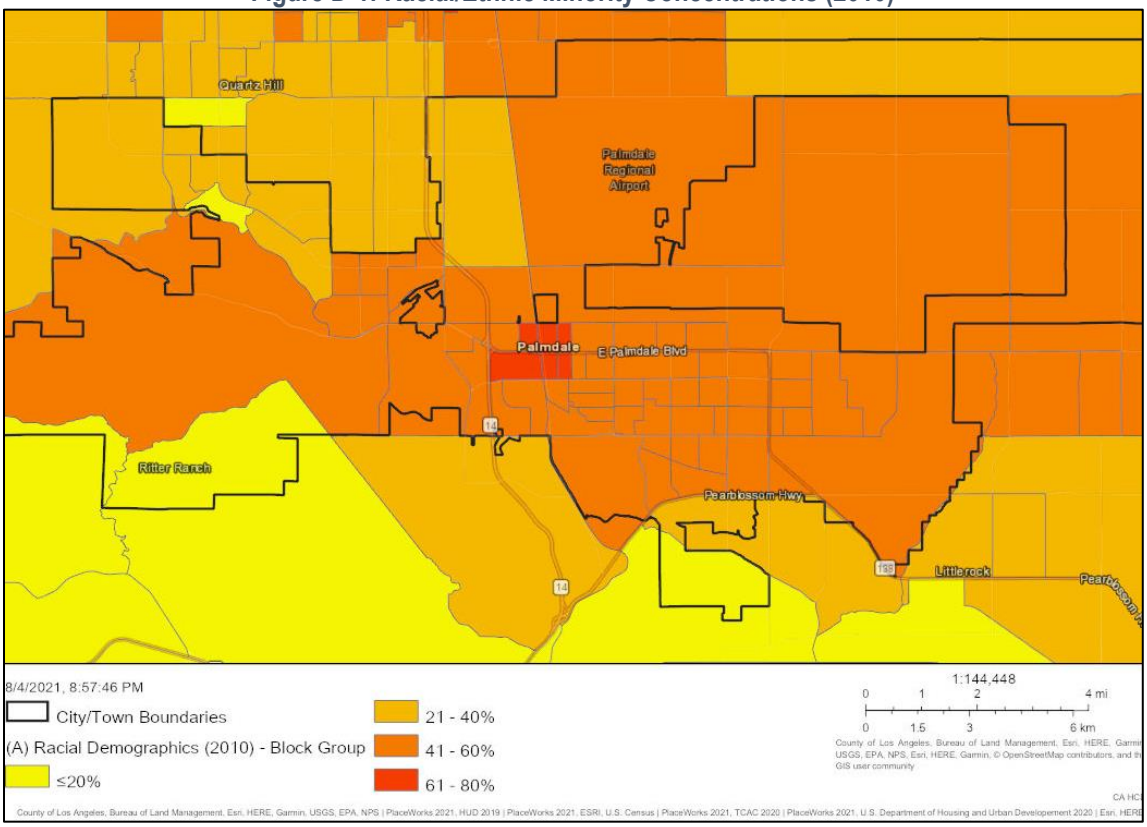
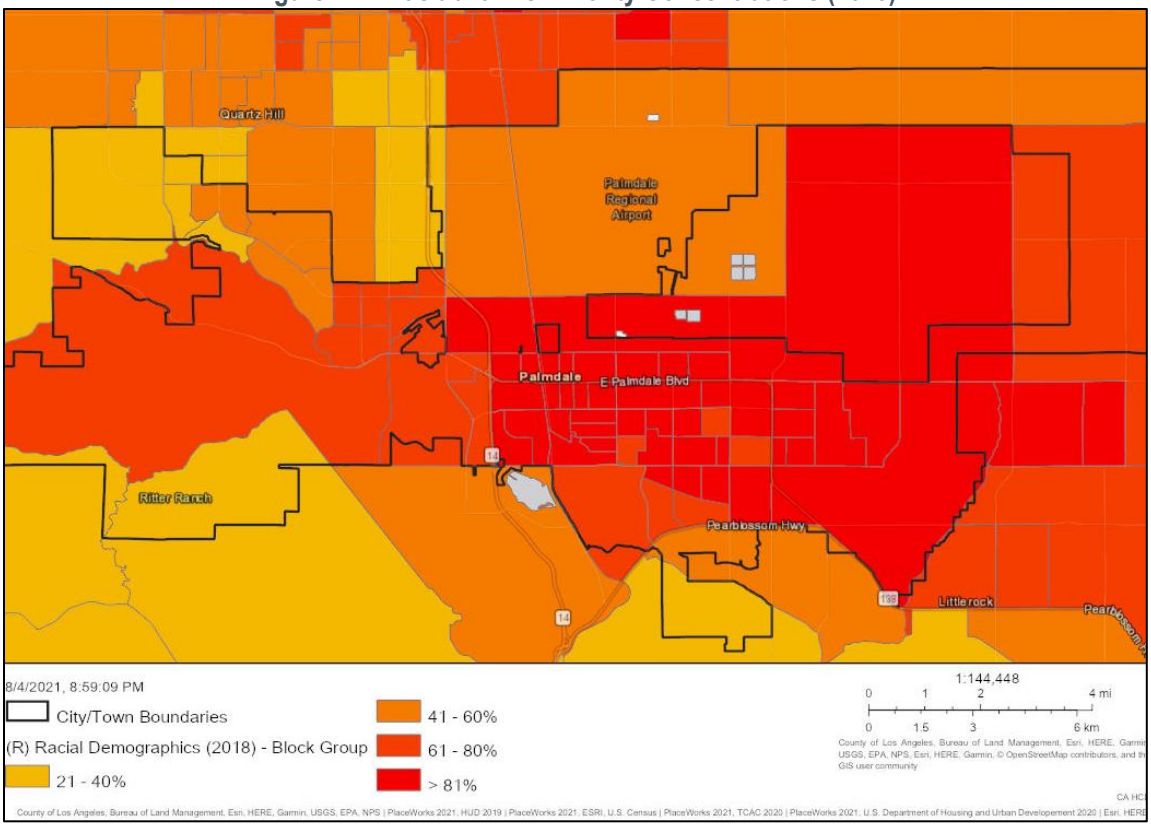
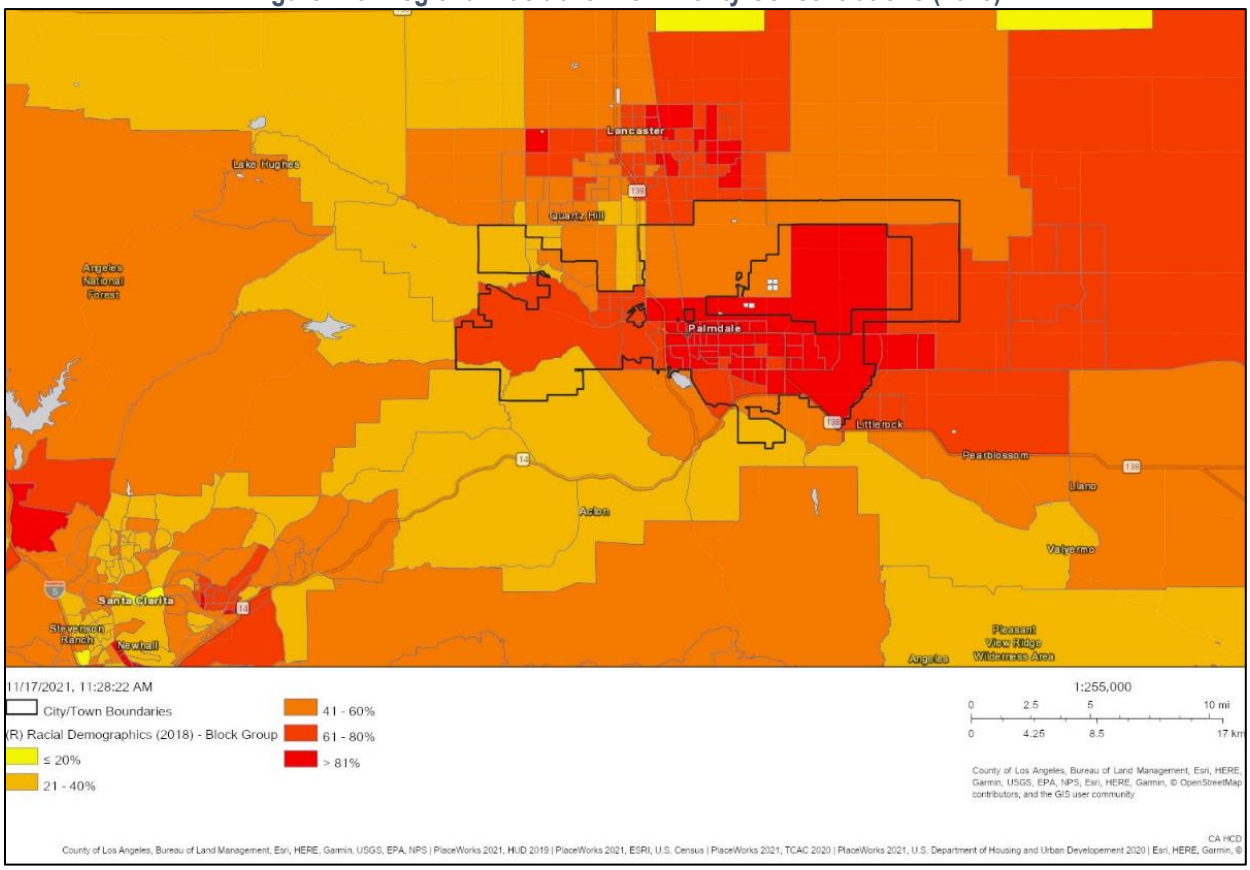


Figure D-2: Racial/Ethnic Minority Concentrations (2018)



Regional Trend. In Los Angeles County, nearly half of the population is Hispanic/Latino (48.5%), 26.2 percent of the population is White, 14.4 percent is Asian, and 7.8 percent is Black/African American (2015-2019 ACS). Figure D-3 illustrates the 2018 racial and ethnic minority concentrations in the Antelope Valley area. Overall, Palmdale has higher minority and ethnic concentrations than other areas in the Valley, although portions of Lancaster and the unincorporated area to the east of Palmdale also have significant concentrations.

Figure D-3: Regional Racial/Ethnic Minority Concentrations (2018)



HUD tracks racial or ethnic dissimilarity[7] trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Palmdale and the Los Angeles County region from 1990 to 2020 are shown in Table D-2. Dissimilarity between non-White and White communities in Palmdale and throughout the Los Angeles County region has worsened since 1990. In Palmdale, dissimilarity between Black/White, Hispanic/White and Asian or Pacific Islander/White communities has worsened. In the County the dissimilarity between Black/White communities has improved. Based on HUD's index, segregation in Palmdale is low compared to Los Angeles County as a whole.

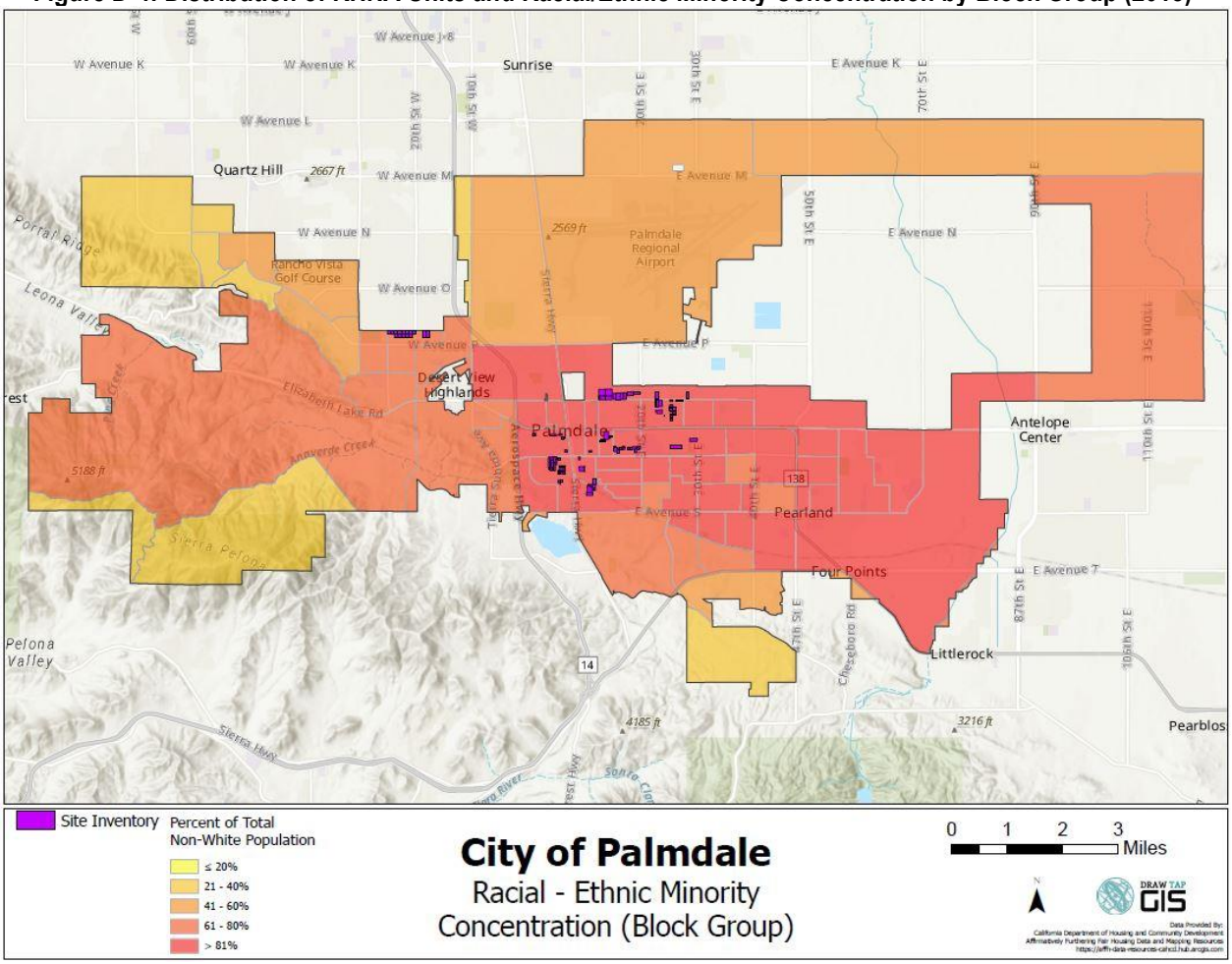
[7] Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Table D-2: Racial/Ethnic Dissimilarity Trends				
	1990 Trend	**2000 Trend**	**2010 Trend**	**Current**
Palmdale, CA				
Non-White/White	13.52	20.77	30.74	31.78
Black/White	17.05	20.47	28.72	30.21
Hispanic/White	14.46	24.21	34.61	35.31
Asian or Pacific Islander/White	10.35	13.43	18.12	22.15
Los Angeles-Long Beach-Anaheim, CA Region (County)				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78
Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.				

Most of the City's block groups have a minority population from 61 percent to more than 80 percent. The City identified about 82 percent of its Regional Housing Needs Allocation (RHNA) units in block groups with more than 80 percent minority concentration. This happens to be the most prevalent percentage of minority population in the City where there is adequate services to facilitate housing development within City limits. Table D-3 shows that a smaller proportion of the RHNA units are distributed in block groups with a slightly lower minority concentration (61-80 percent). These block groups account for 17.6 percent of the RHNA. A larger proportion of lower income RHNA units (19 percent) are located in block groups with lower minority concentrations compared to moderate income units (14.1 percent). The distribution of the sites for the inventory can be seen in relation to minority concentration by block group in Figure D-4.

Table D-3: RHNA Unit Distribution by % Minority Concentration			
% Minority Concentration	**Low**	**Moderate**	**Total Units**
<= 20%	0.0%	0.0%	0.0%
21 - 40%	0.0%	0.0%	0.0%
41 - 60%	0.0%	0.0%	0.0%
61 - 80%	19.0%	14.1%	17.6%
> 81%	81.0%	85.9%	82.4%
Total	3,480	1,459	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

Figure D-4: Distribution of RHNA Units and Racial/Ethnic Minority Concentration by Block Group (2018)



Persons with Disabilities

According to 2015-2019 ACS data, disabled persons make up approximately 12 percent of the population in Palmdale. Between 2015 and 2019, 46 percent of the City's population with disabilities was made up of residents aged 65 and older, 45 percent were aged 18 to 64 and nine percent under the age of 18. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent. In Los Angeles County, about 15 percent of the population has a disability. Within Palmdale, there is no concentration of persons with disabilities as all tracts within the City have a population with a disability ranging from 10 to 20 percent or lower (Figure D-5).

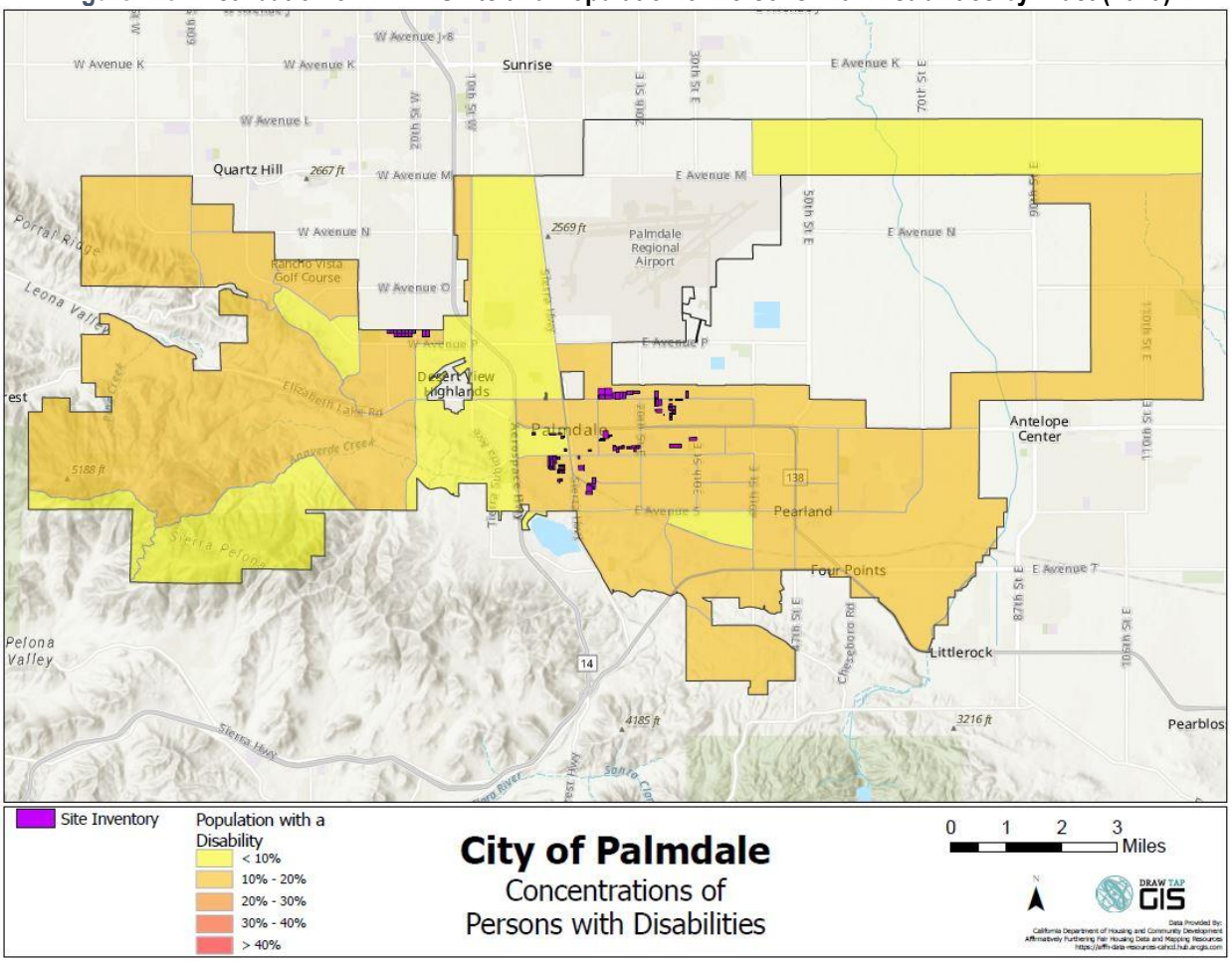
Palmdale's RHNA units are not disproportionately concentrated in areas that have more persons with disabilities as most tracts in the City have 10 to 20 percent of the population being persons with a disability (Figure D-7). These are also the areas where the City has adequate services to facilitate housing development.

In the City of Palmdale, a request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning or other land use regulation, policy or practice acts as a barrier to fair housing opportunities.

Table D-4: RHNA Unit Distribution by % Population with Disabilities			
% Persons with Disabilities	Low	Moderate	Total
< 10%	3.6%	2.0%	3.1%
10% - 20%	96.4%	98.0%	96.9%
20% - 30%	0.0%	0.0%	0.0%
30% - 40%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%
Total Units	3,480	1,459	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

In the City of Palmdale, a request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning or other land use regulation, policy or practice acts as a barrier to fair housing opportunities.

Figure D-5: Distribution of RHNA Units and Population of Persons with Disabilities by Tract (2019)



Regional Trend. The 2021 County Health Rankings in Figure D-6 shows that the area surrounding Palmdale, such as the City of Lancaster, also has no areas with an increased population of persons with disabilities. In Santa Clarita there are areas with higher numbers of persons with disabilities; however, these areas also have high numbers of persons 65 years of age or older. In the region surrounding the City, concentrations of persons with disabilities range between 10 and 20 percent or below.

Figure D-6: Regional Population of Persons with Disabilities by Tract (2019)

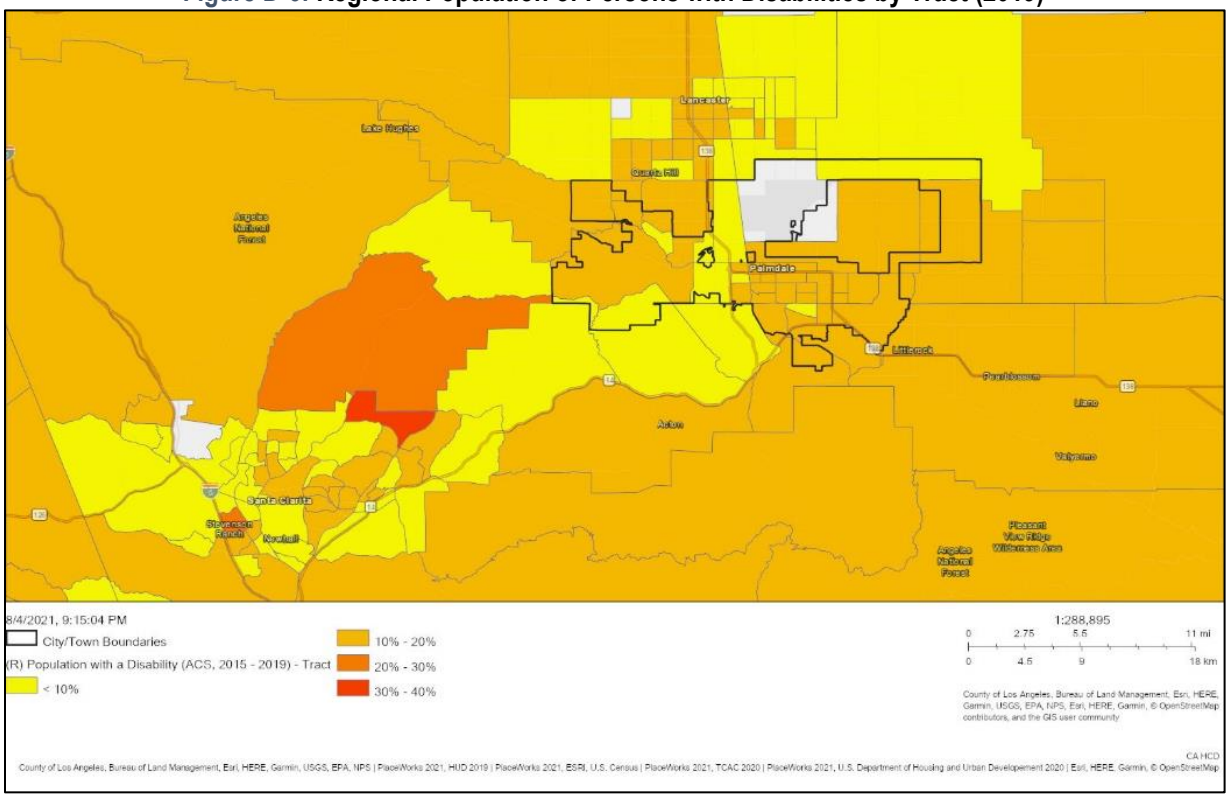
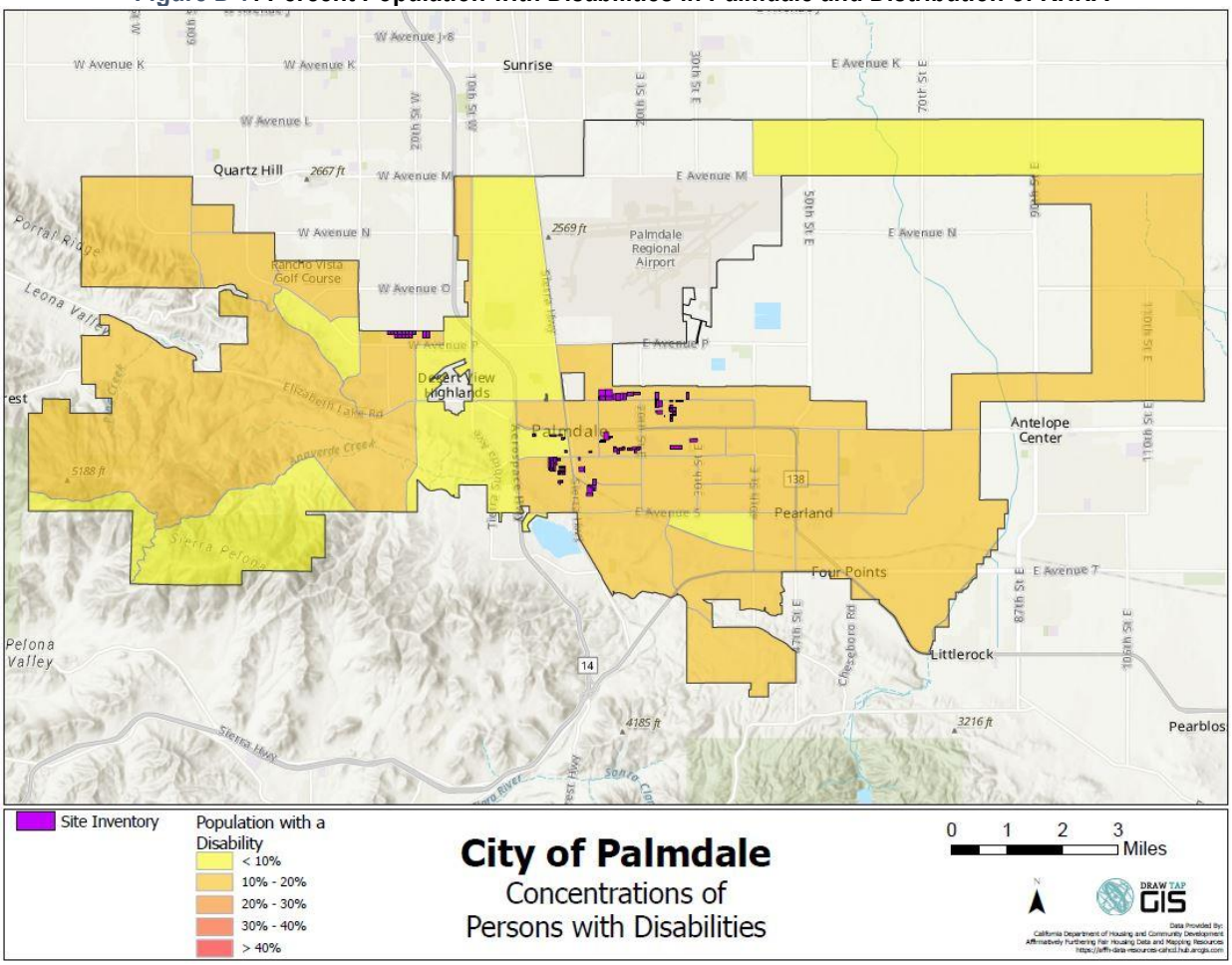


Figure D-7: Percent Population with Disabilities in Palmdale and Distribution of RHNA



Familial Status

Familial status refers to the presence of any children in the household under the age of 18, regardless of whether or not the child is biologically related to the head of household or the marital status of the head of households. According to the HCD AB686/AFFH data tool maps (Figure D-8), there is one area with a concentration of households of adults living alone in the City. Adults living with their spouse are mainly concentrated between Avenue R and Avenue S. The population of adults living with their spouse is either 20 to 40 or 40 to 60 in all census tracts of the City (Figure D-9).

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. As shown in Table D-5, 48 percent of Palmdale households are families with children. The City's share of families with children is higher than the County overall. According to the HCD AFFH map in Figure D-10, children in married households are very spread out through the City. The percent of households with children in most tracts is between 20 and 60 percent, probably due to the housing types available in these areas. The

majority of the City's RHNA units are located in census tracts with 40 to 60 percent of the population being married-couple households with children (Table D-6).

Table D-5: Household Characteristics			
Jurisdiction	**% Families**	**% Families with Children**	**% Female-Headed Households with Children**
Palmdale	78%	48%	16%
Los Angeles County	67%	33%	6%
Source: 2015-2019 ACS			

Table D-6: RHNA Unit Distribution by % Children in Married-Couple Households			
% Children in Married-Couple HH	**Lower**	**Moderate**	**Total Units**
< 20%	0.0%	0.0%	0.0%
20% - 40%	6.8%	13.5%	8.8%
40% - 60%	67.0%	70.2%	68.0%
60% - 80%	26.1%	16.3%	23.2%
> 80%	0.0%	0.0%	0.0%
Total Units	3,480	1,459	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Palmdale, female headed households with children are slightly concentrated in the Center of the City with one area having 40 to 60 percent of its households being female-headed households with children (Figure D-11). An estimated 19 percent of Palmdale households were headed by single persons, with or without children, in 2019. The large majority of the single parent households were headed by females (75 percent). According to the 2015-2019 ACS, 42 percent of the female-headed households with children had incomes below the poverty level. The City's RHNA sites are almost all located in the census tracts with 20 to 40 or less than 20 percent of female-headed households with children (Table D-7).

Table D-7: RHNA Unit Distribution by % Children in Female-Headed Households			
% Children in Female-Headed HH	**Lower**	**Moderate**	**Total Units**
< 20%	19.0%	14.1%	17.6%
20% - 40%	80.4%	85.9%	82.0%
40% - 60%	0.6%	0.0%	0.4%
60% - 80%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%
Total Units	3,480	1,459	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

Figure D-8: Population of Adults Living Alone by Tract (2019)

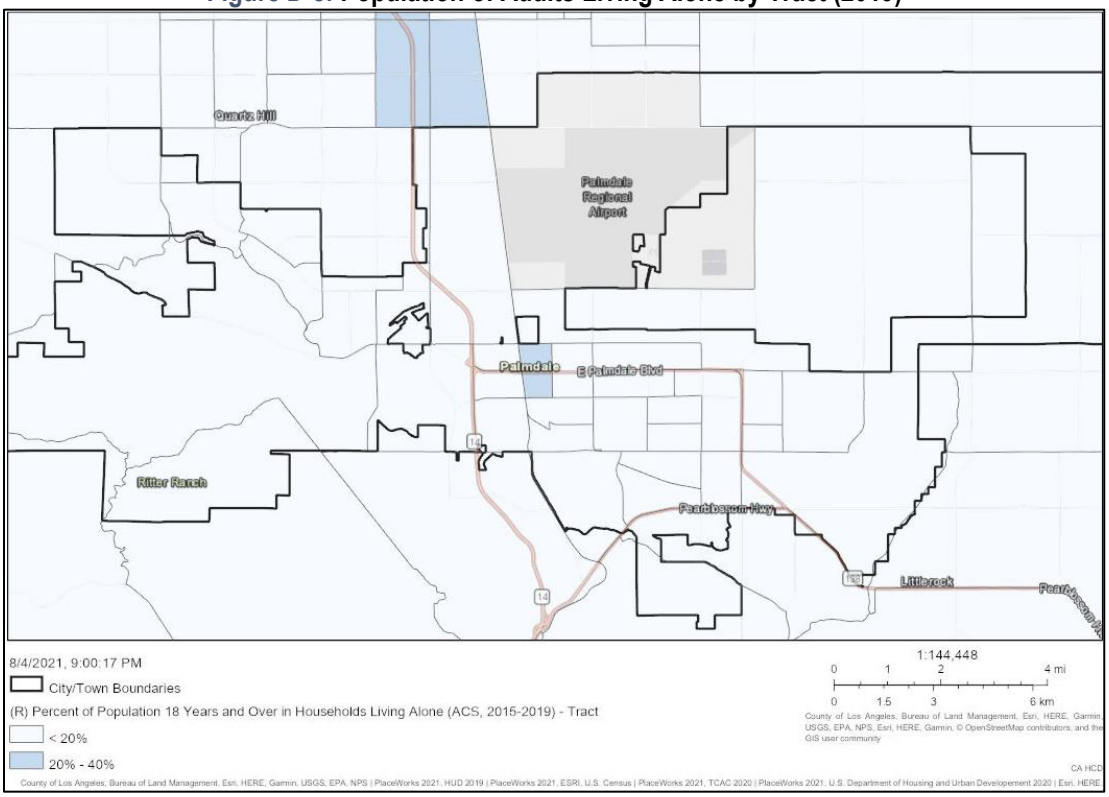


Figure D-9: Population of Adults Living with their Spouse by Tract (2019)

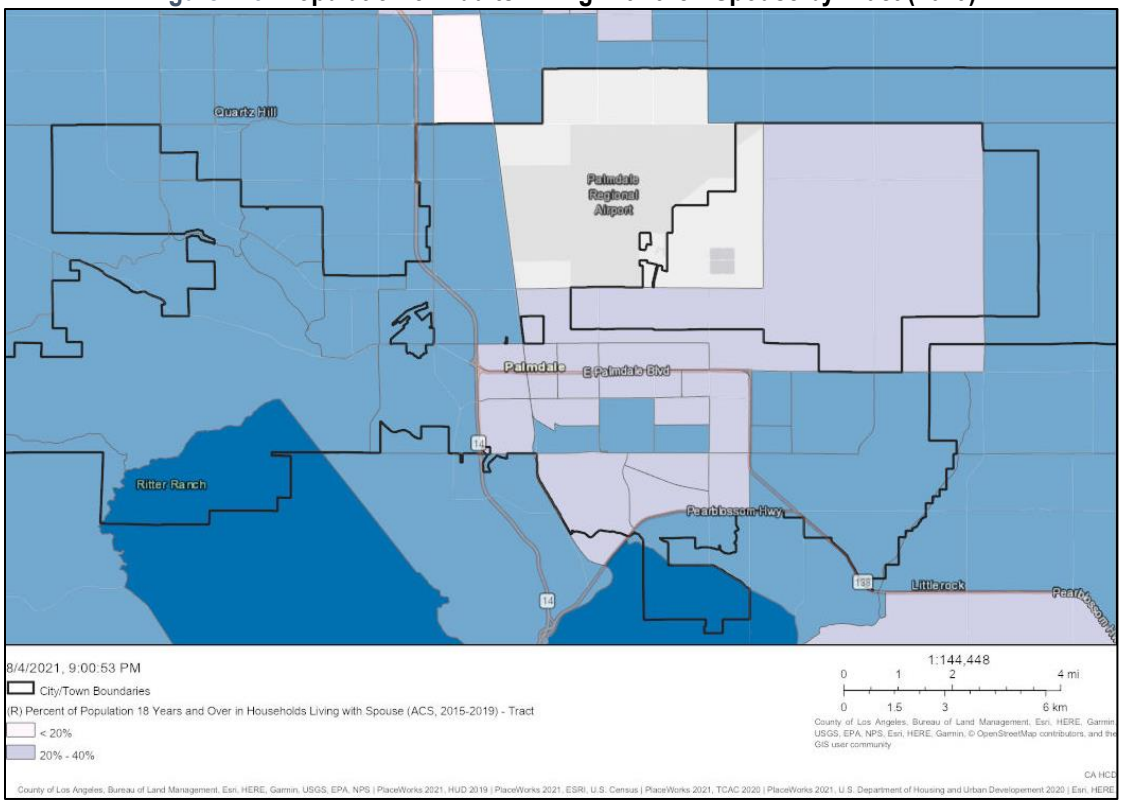


Figure D-10: Distribution of RHNA Units and Children in Married Couple Households by Tract (2019)

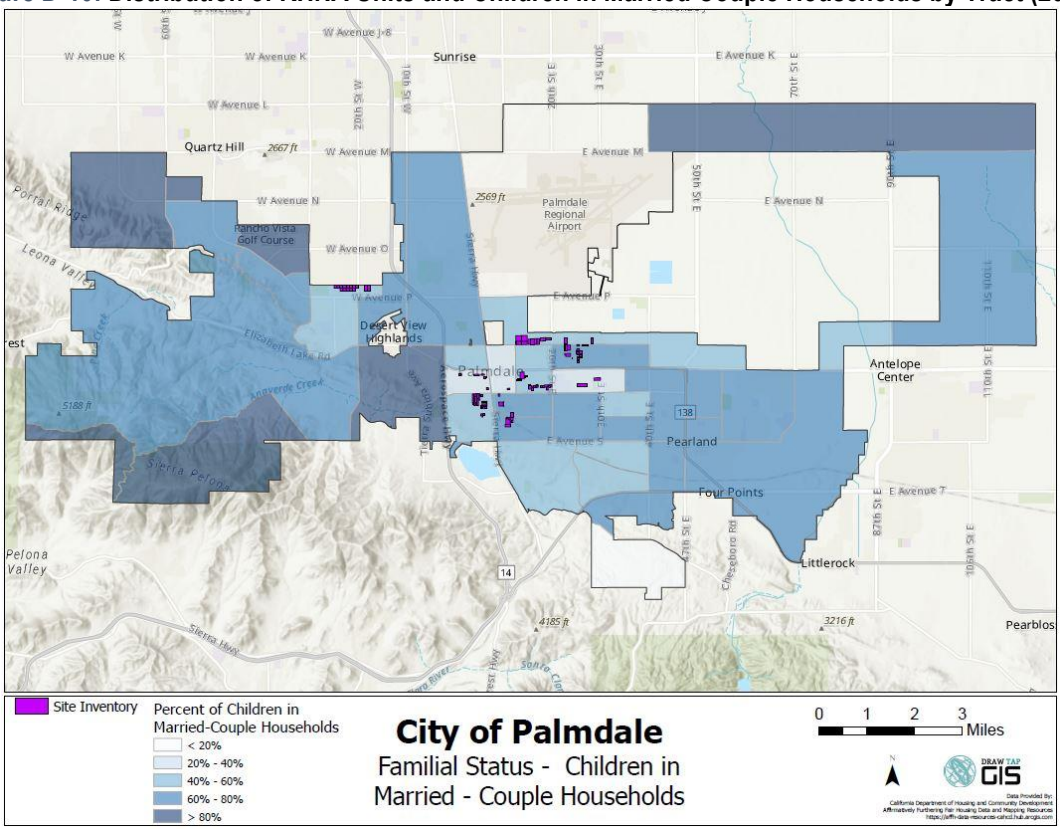
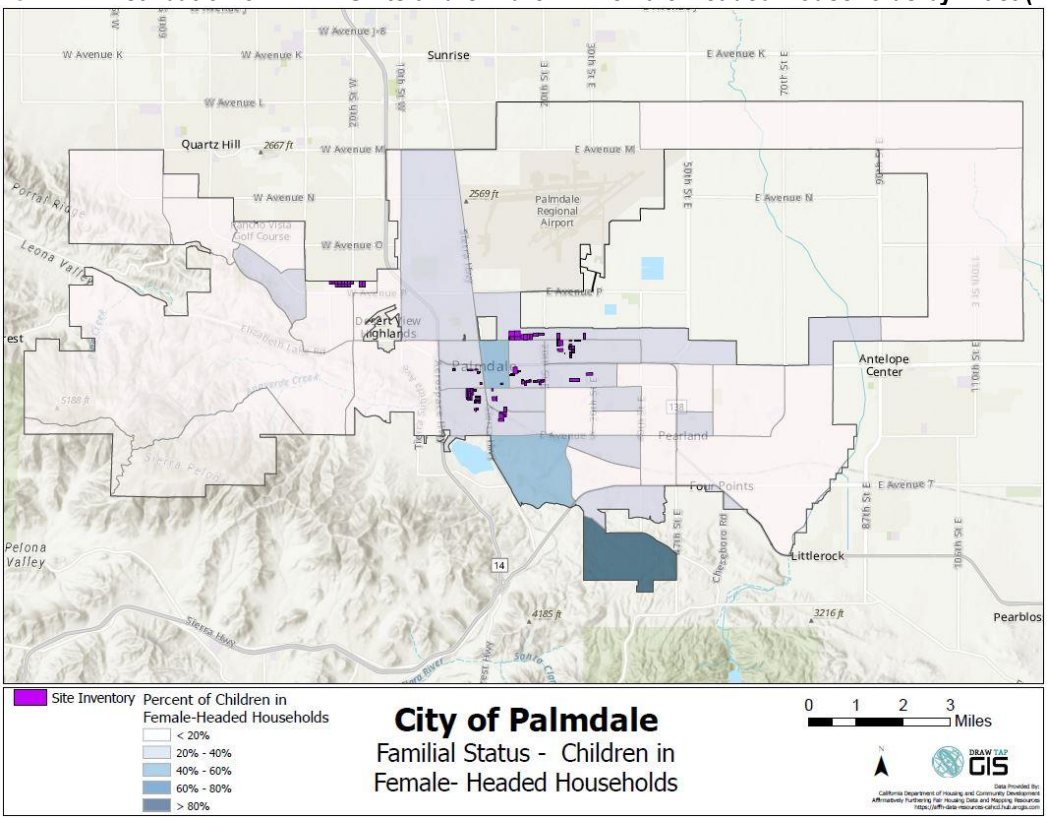


Figure D-11: Distribution of RHNA Units and Children in Female-Headed Households by Tract (2019)



Regional Trend. As shown in Table D-5 above, Palmdale has a higher percentage of families, families with children and female-headed households with children compared to Los Angeles County. The figures below show familial characteristics of the Antelope Valley area.

For adults living alone, the largest concentrations (between 20 -40%) are located to the west and east of Palmdale in the unincorporated County areas. Palmdale has a smaller concentration of adults living alone compared to the cities of Lancaster and Santa Clarita (Figure D-12). In the greater Los Angeles Region, the areas with the greatest numbers of adults living alone are found in downtown Los Angeles, Norwalk and Long Beach (>80% of the population).

Percentages of adults living with their spouse in Palmdale are similar to portions of Lancaster and the unincorporated areas to the east and southeast (Figure D-13). Higher percentages (60-80%) of adults living with their spouse are found south of Palmdale and in the Santa Clarita/Newhall area. Concentrations of married couples similar to Palmdale can be found in the central portion of the Los Angeles Basin as well as the San Fernando Valley,

The number of children in married households in Palmdale is similar Lancaster and lower than the surrounding unincorporated areas and the city of Santa Clarita, as shown on Figure D-14 Moving south in the region, similar percentages are found in the cities of Long Beach and the Inglewood/Downtown Los Angeles areas.

Higher percentages of children living in female-headed households are found in Palmdale and Lancaster compared to the rest of the Antelope Valley (Figure D-15). These higher percentages are also seen in Long Beach and the area around Inglewood.

Figure D-12: Regional Population of Adults Living Alone by Tract (2019)

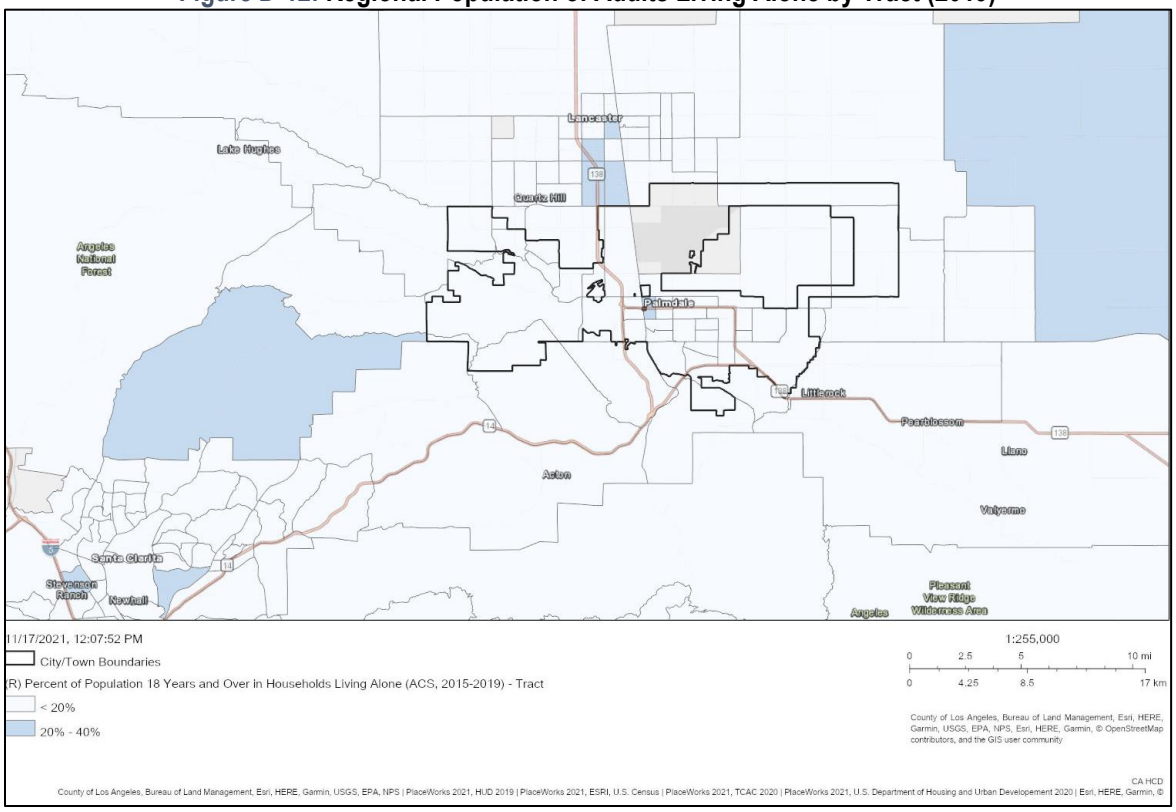


Figure D-13: Regional Population of Adults Living with their Spouse by Tract (2019)

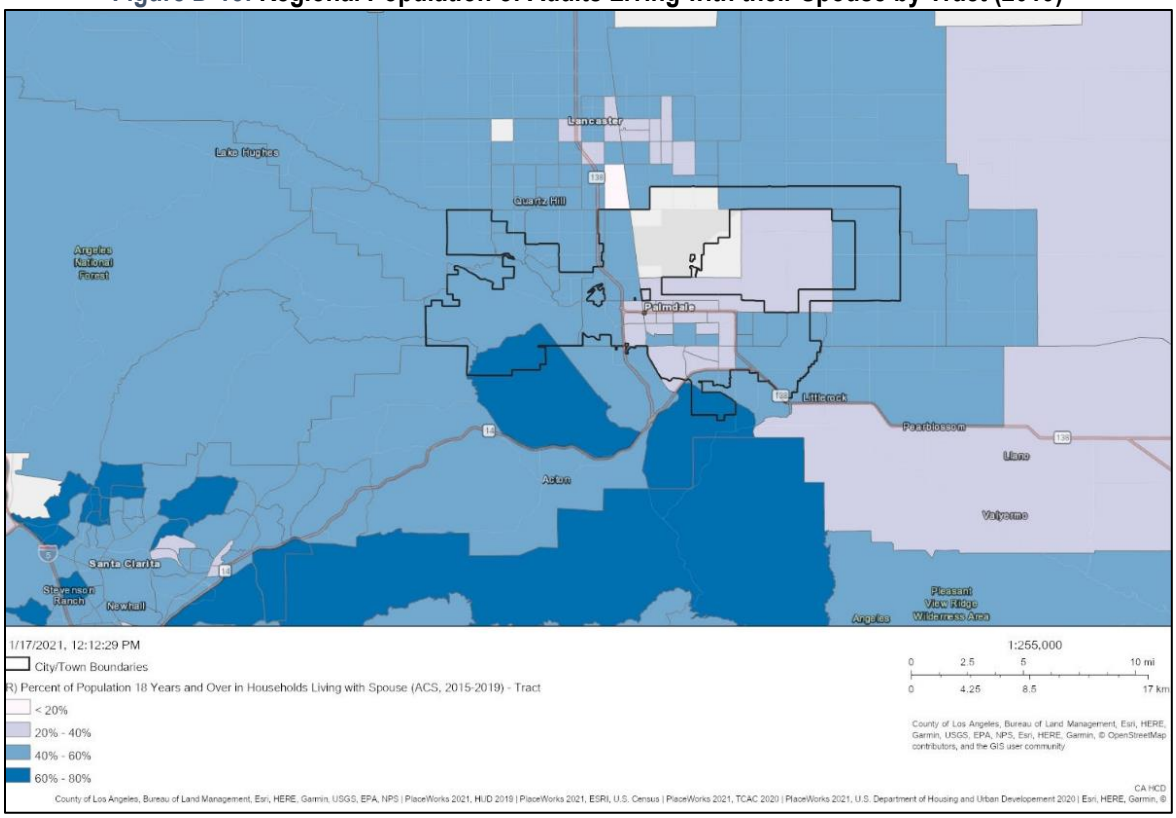


Figure D-14: Regional Percent of Children in Married-Couple Households by Tract (2019)

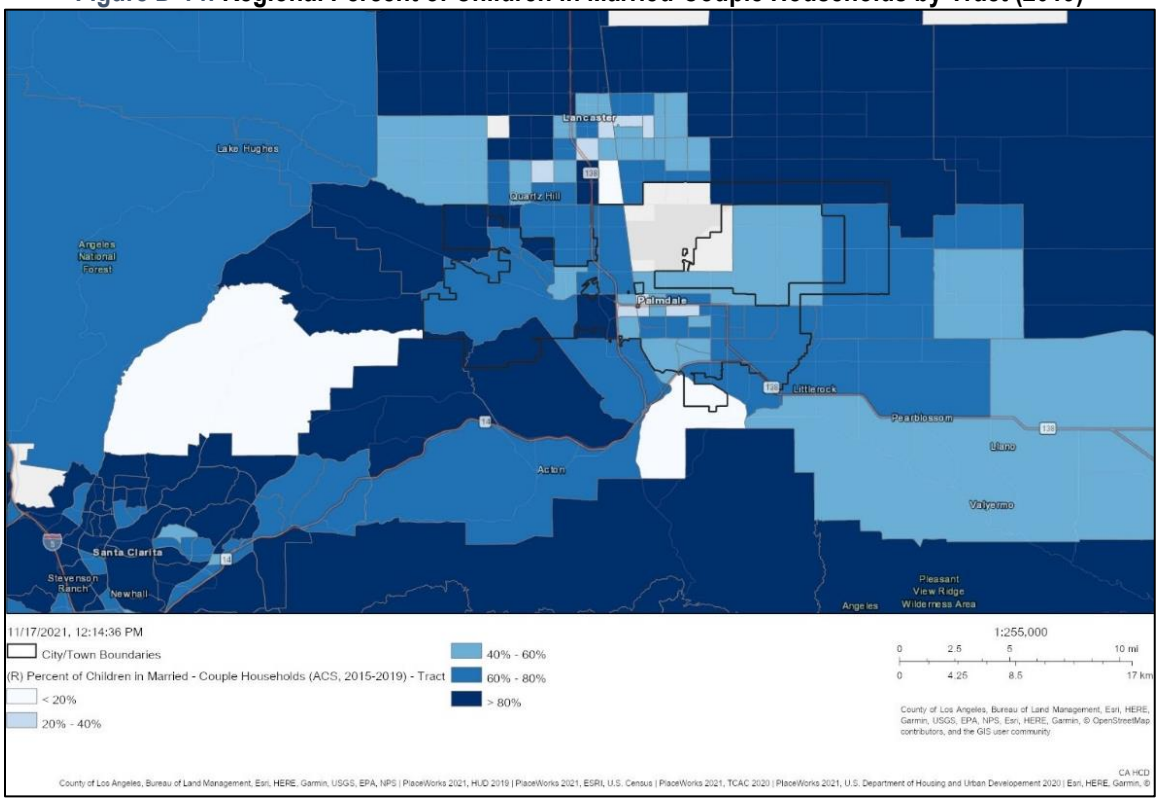
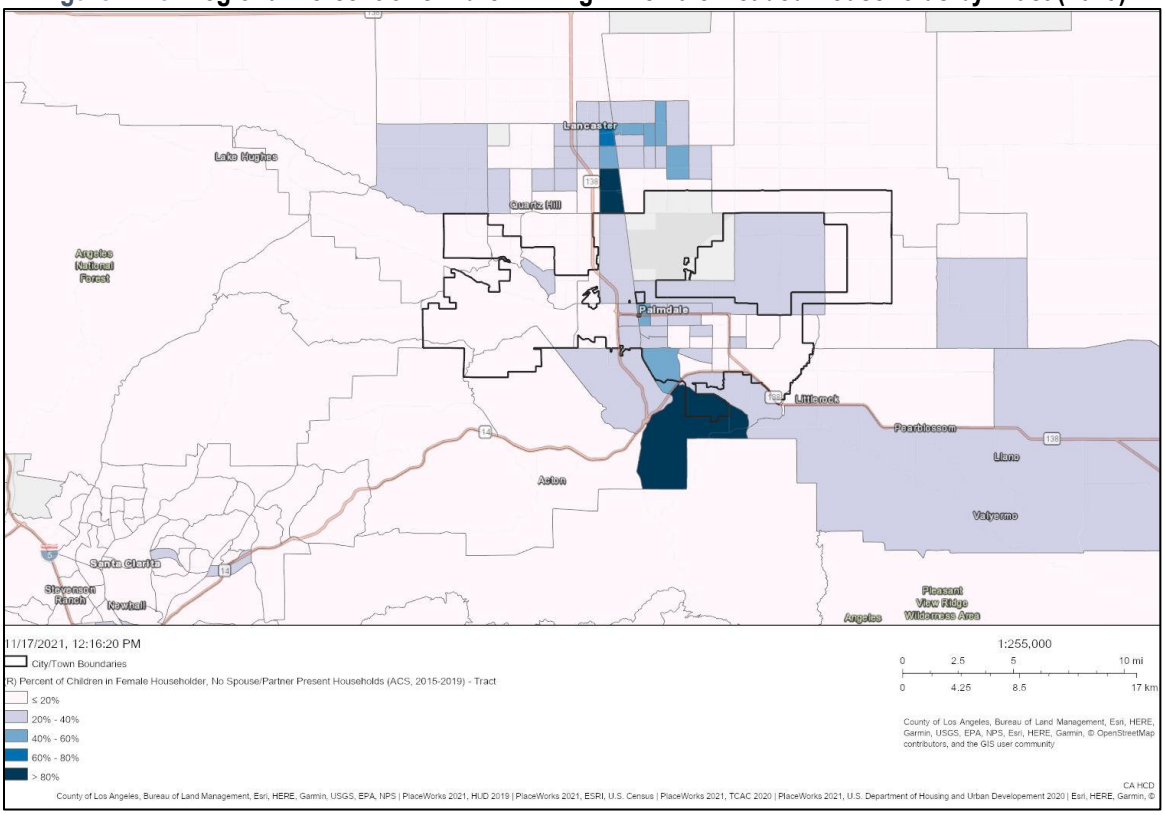


Figure D-15: Regional Percent of Children Living in Female-Headed Households by Tract (2019)



Income Level

Household incomes in Palmdale tend to be substantially higher than many cities in the region as a whole. Median household income in the City was $62,865 according to the 2015-2019 ACS, as compared to the Los Angeles County median household income of $64,251. The City of Lancaster ($55,237) had a lower median income while Santa Clarita ($99,666) and Acton Census Designated Place (CDP) ($97,857) have higher median household incomes.

Identifying Low or Moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-16 shows the LMI areas in the surrounding region by census tract. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). The majority of the City is considered LMI with the highest concentration of LMI population being 75 to 100 percent, which is most prevalent along Palmdale Boulevard. The City's RHNA is spread out through the three categories most prevalent in the City (Table D-8).

Table D-8: RHNA Unit Distribution by % LMI Households in Census Tract

% LMI HH	Lower	Moderate	Total Units
< 25%	0.0%	0.0%	0.0%
25% - 50%	19.0%	14.1%	17.6%
50% - 75%	43.9%	21.2%	37.2%
75% - 100%	37.1%	64.6%	45.2%
Total Units	3,480	1,459	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

Regional Trend. In the surrounding region, LMI areas are concentrated in Lancaster and Palmdale in the north and north of Santa Clarita. Most of these areas also have high environmental scores and high concentrations of minority populations (Figure D-17). The areas around Acton and Santa Clarita generally have lower concentrations of LMI households; however, there are tracts with LMI populations exceeding 50 percent throughout the region.

Figure D-16: Distribution of RHNA Units and LMI Areas by Tract (2020)

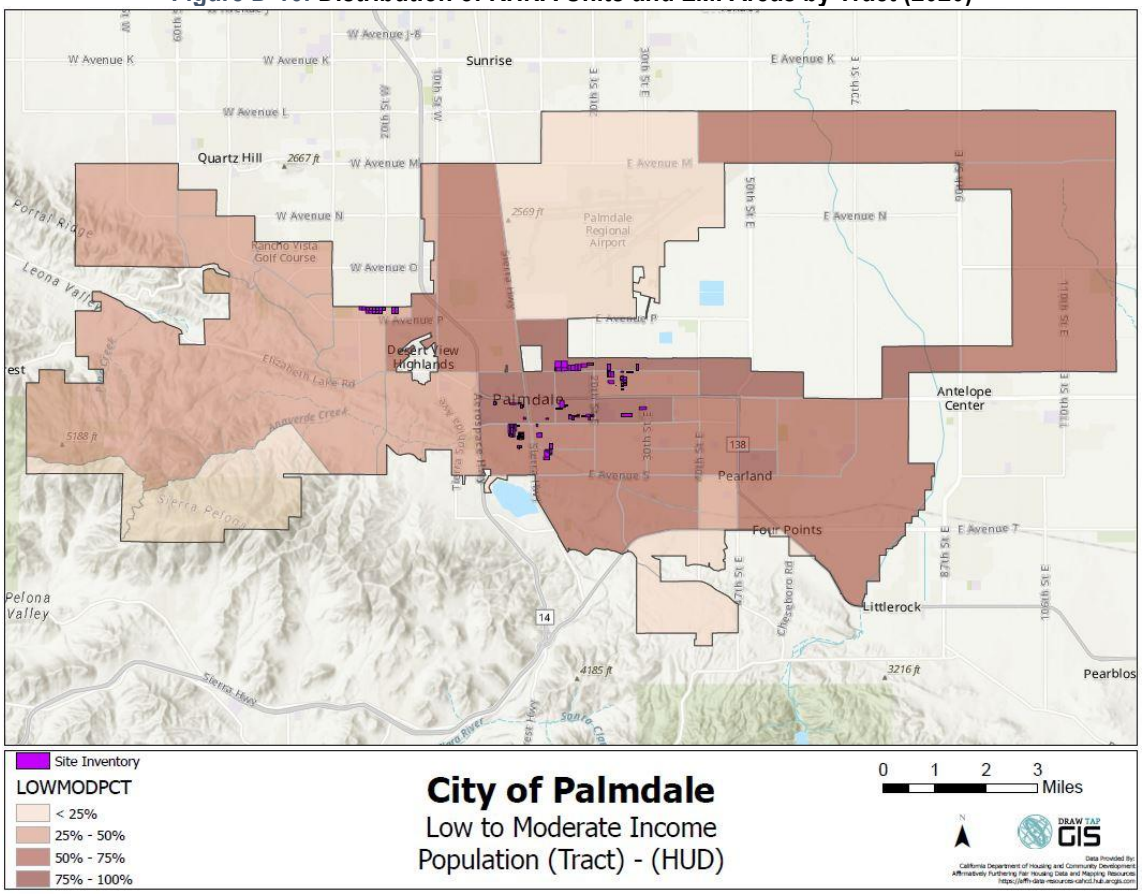
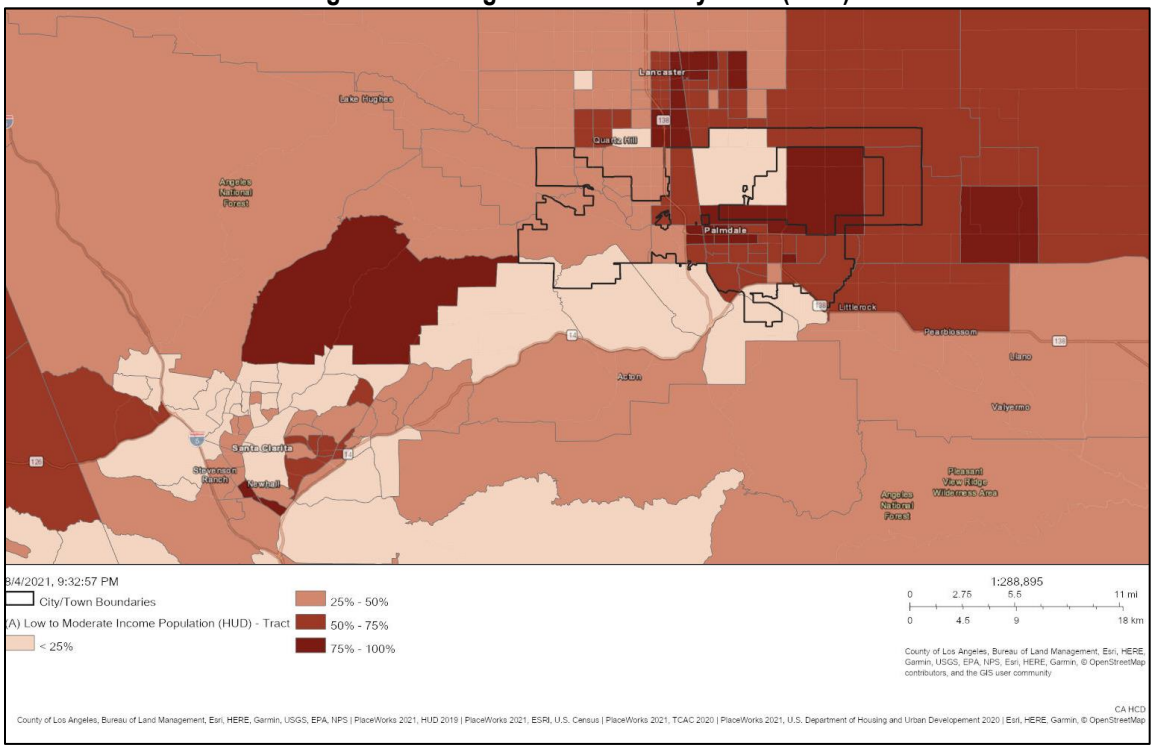


Figure D-17: Regional LMI Areas by Tract (2020)



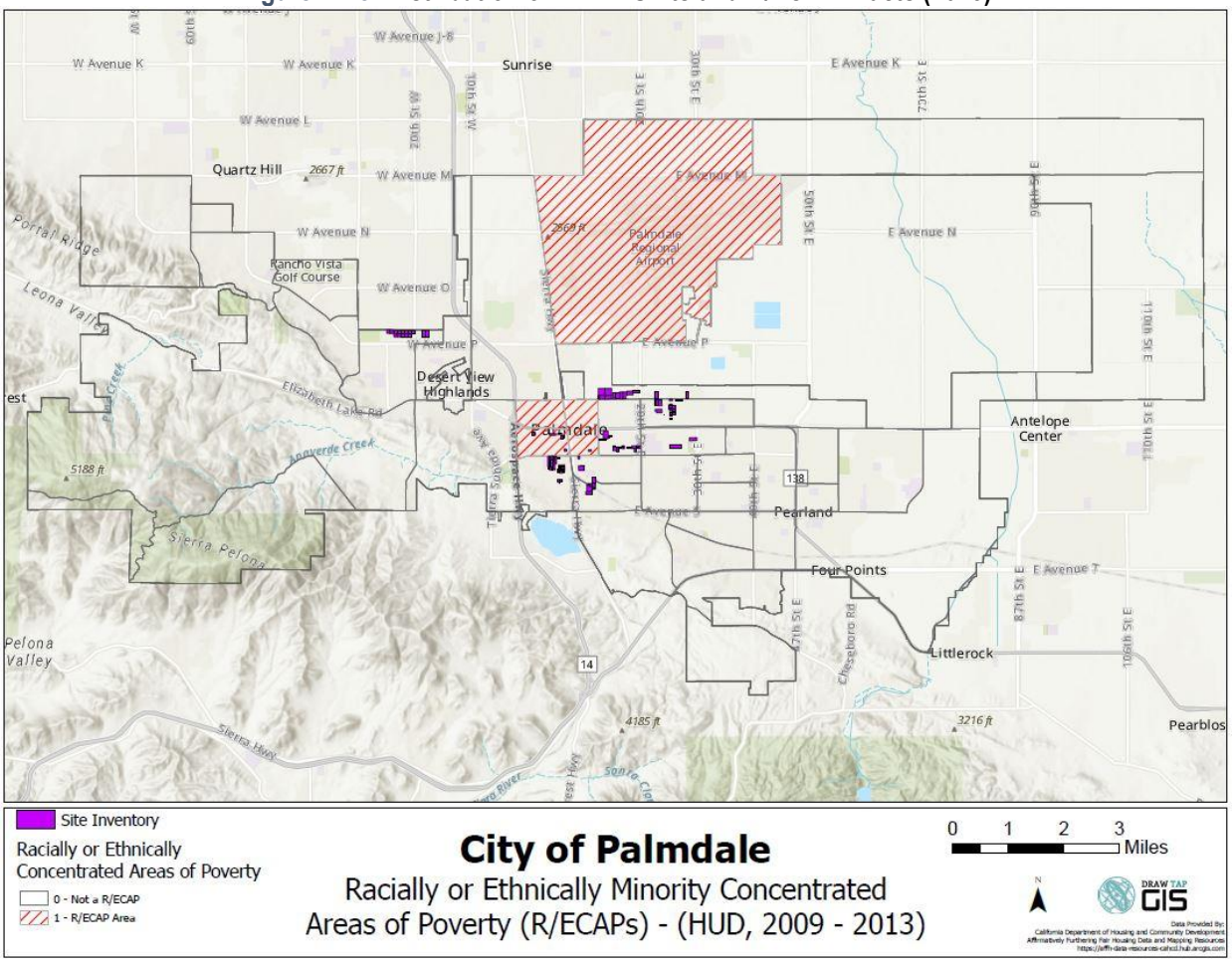
D.2.3 Racially and Ethnically Concentrated Areas

In an effort to identify R/ECAPs, HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In Palmdale there are four census tracts designated as R/ECAPs (Figure D-17). One outlier though is the largest census tract in the north of the City, which mainly consists of the Palmdale Regional Airport. The majority of the City's RHNA does not fall within a R/ECAP (Table D-9).

Table D-9: RHNA Unit Distribution by R/ECAPs

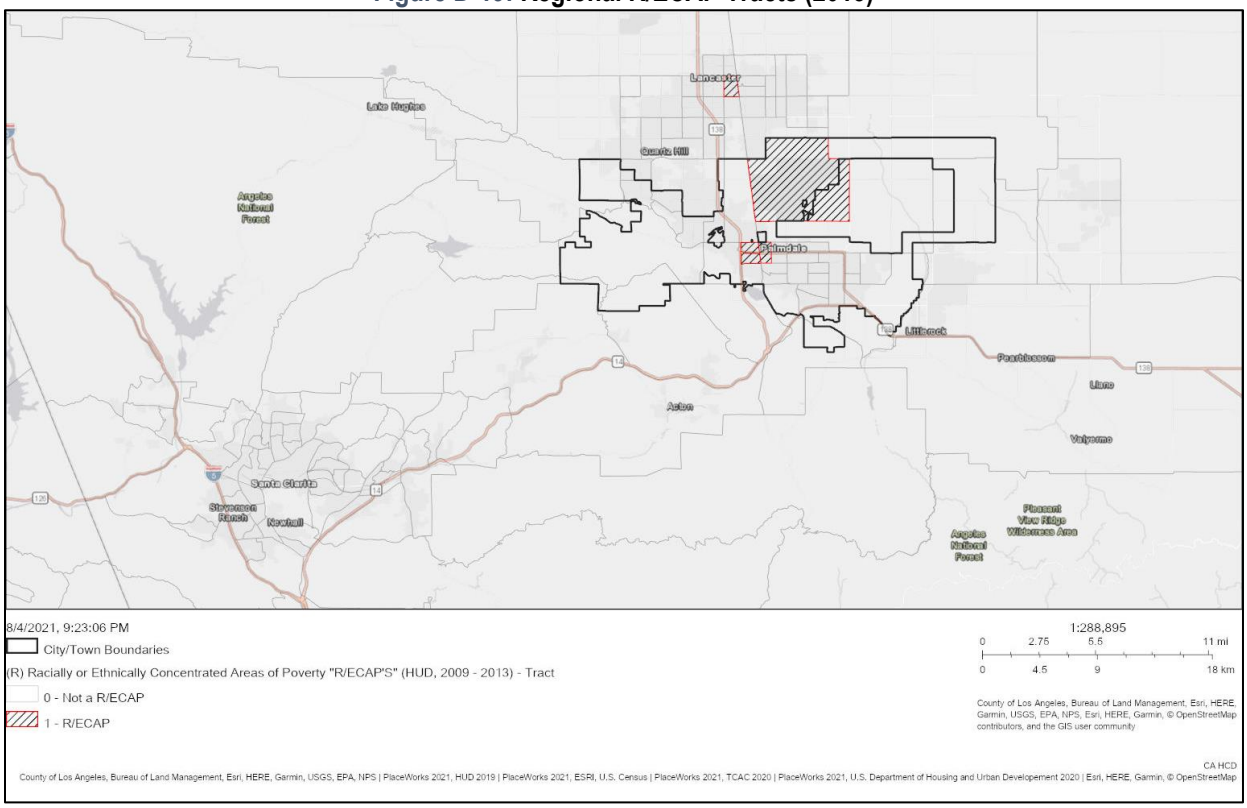
R/ECAP	Lower	Moderate	Total Units
Yes	4.2%	2.0%	3.5%
No	95.3%	98.0%	96.5%
Total Units	3,480	1,459	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects.			

Figure D-18: Distribution of RHNA Units and R/ECAP Tracts (2013)



Regional Trend. In Los Angeles County, there are R/ECAPs scattered in areas of downtown Los Angeles and then in the northern part of the County including Palmdale and nearby Lancaster (Figure D-19). There are no R/ECAPs in the surrounding jurisdictions of Acton, Santa Clarita, or Llano.

Figure D-19: Regional R/ECAP Tracts (2013)



Racially Concentrated Areas of Affluence

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.[8] According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities."

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As Figure D-20 and Figure D-21 depict, census tracts with a large White population (over 50 percent) and highest median income are more prevalent on the outer edges of the City (. The highest populated areas of the City do not have White majority tracts. As Table D-10 shows, White households also tend to have higher median incomes than all households as seen in the County as a whole, except for Santa Clarita.

[8] Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21,1, 99-123).

In Palmdale, White households and all households in the City have higher median incomes than Lancaster. Palmdale has a lower proportion of White only residents compared to the neighboring cities of Lancaster and Santa Clarita.

Table D-10: White Household Income and Percent Population				
	Palmdale	**Lancaster**	**Santa Clarita**	**Los Angeles County**
Median HH Income				
All Households	$62,865	$55,237	$99,666	$68,044
White alone	$70,779	$60,183	$98,173	$88,038
White Population	51%	63%	76%	26%
Source: 2015-2019 ACS				

Regional Trend. In the surrounding region, the areas with the highest population of White population are also the areas with the highest median incomes, especially the census tracts to the southwest in Santa Clarita (Figure D-22 and Figure D-23). In Santa Clarita this seems to be the most prevalent immediately surrounding the institutions of higher education including College of the Canyons and The Master's University. There are also patterns of higher White population and higher median income immediately surrounding designated open spaces and planned subdivision like Stevenson Ranch on the west side of Interstate 5.

Figure D-20: White Majority Population by Tract

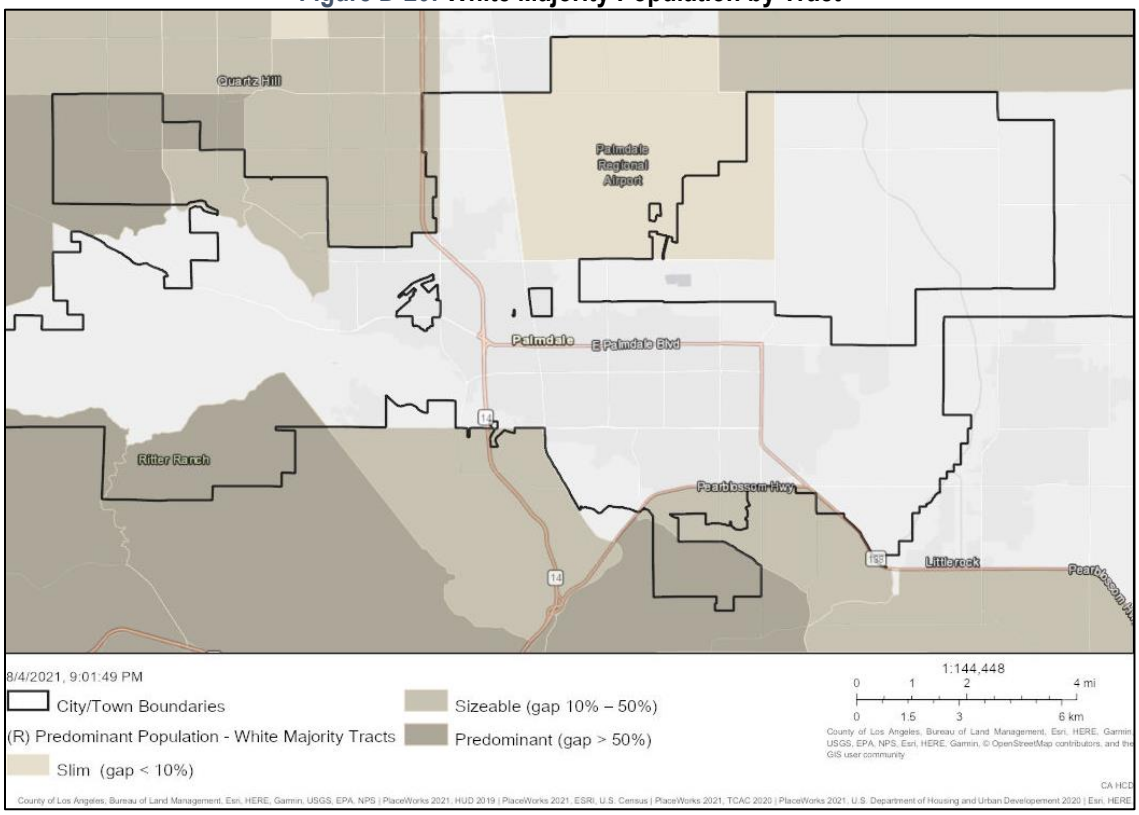


Figure D-21: Median Income by Block Group (2019)

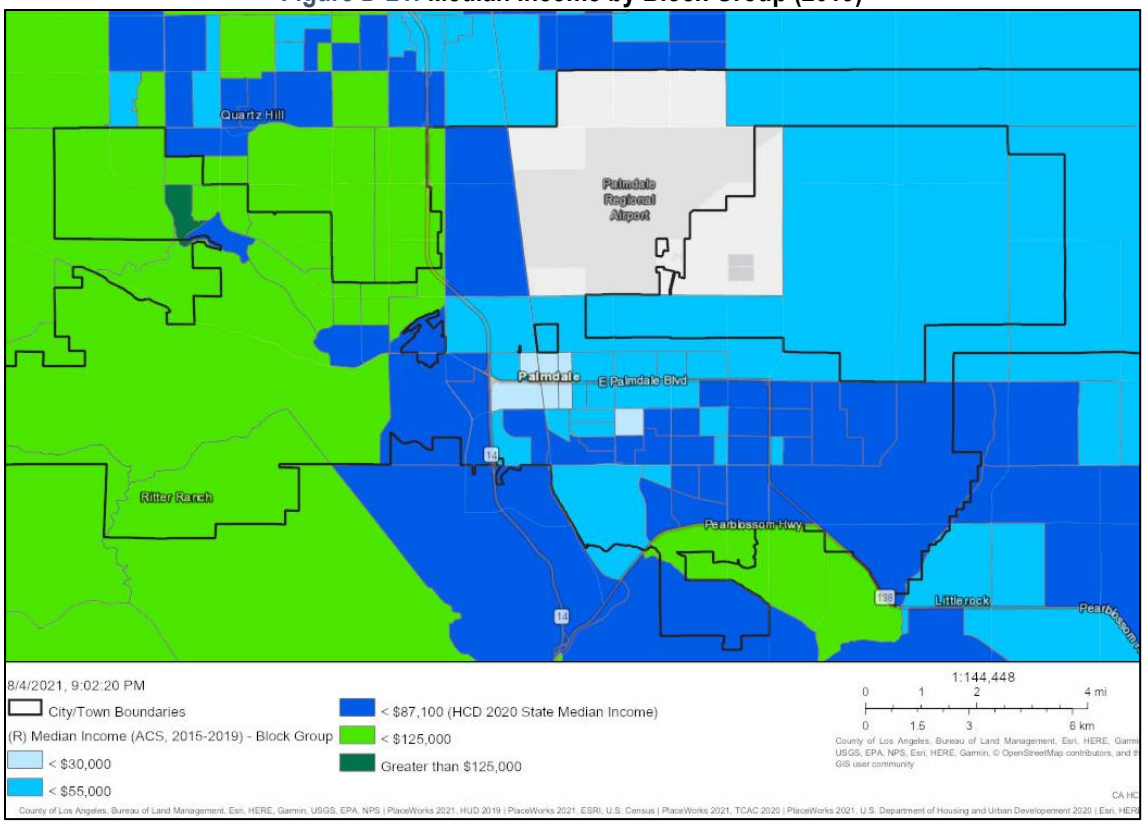


Figure D-22: Regional White Majority Population by Tract

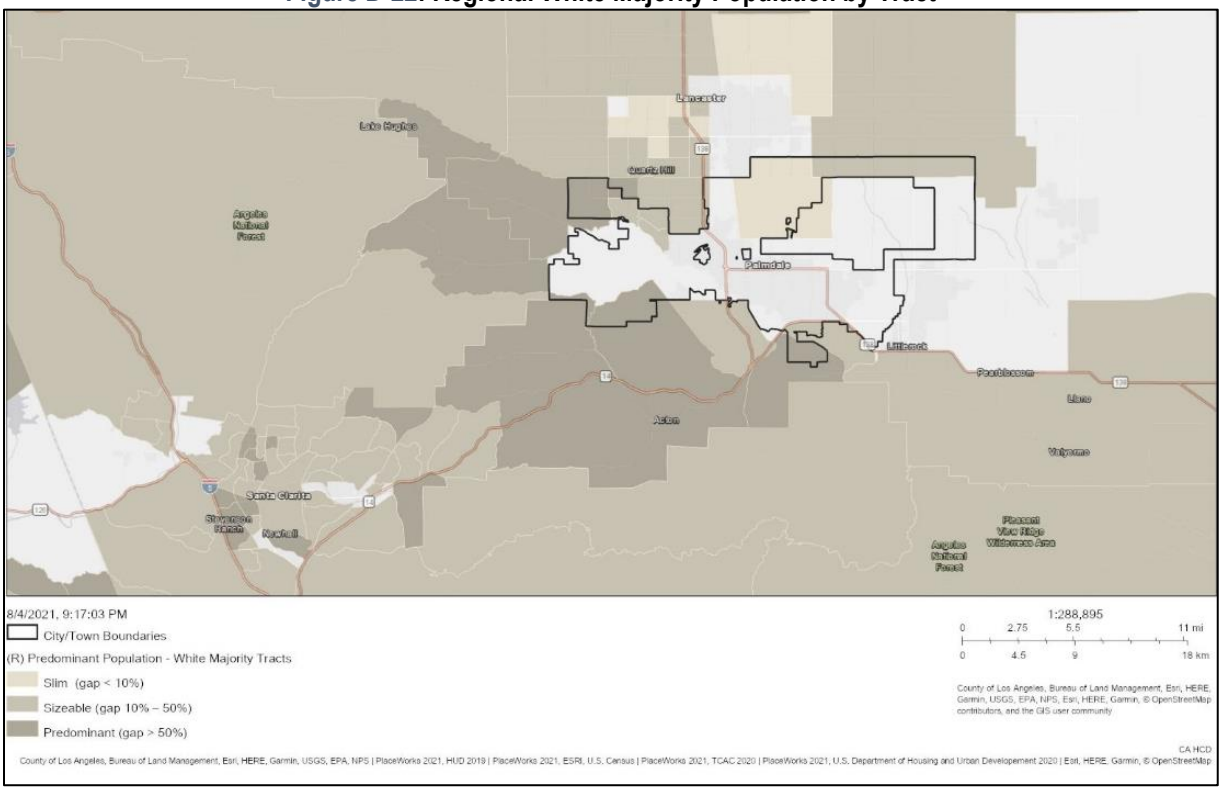
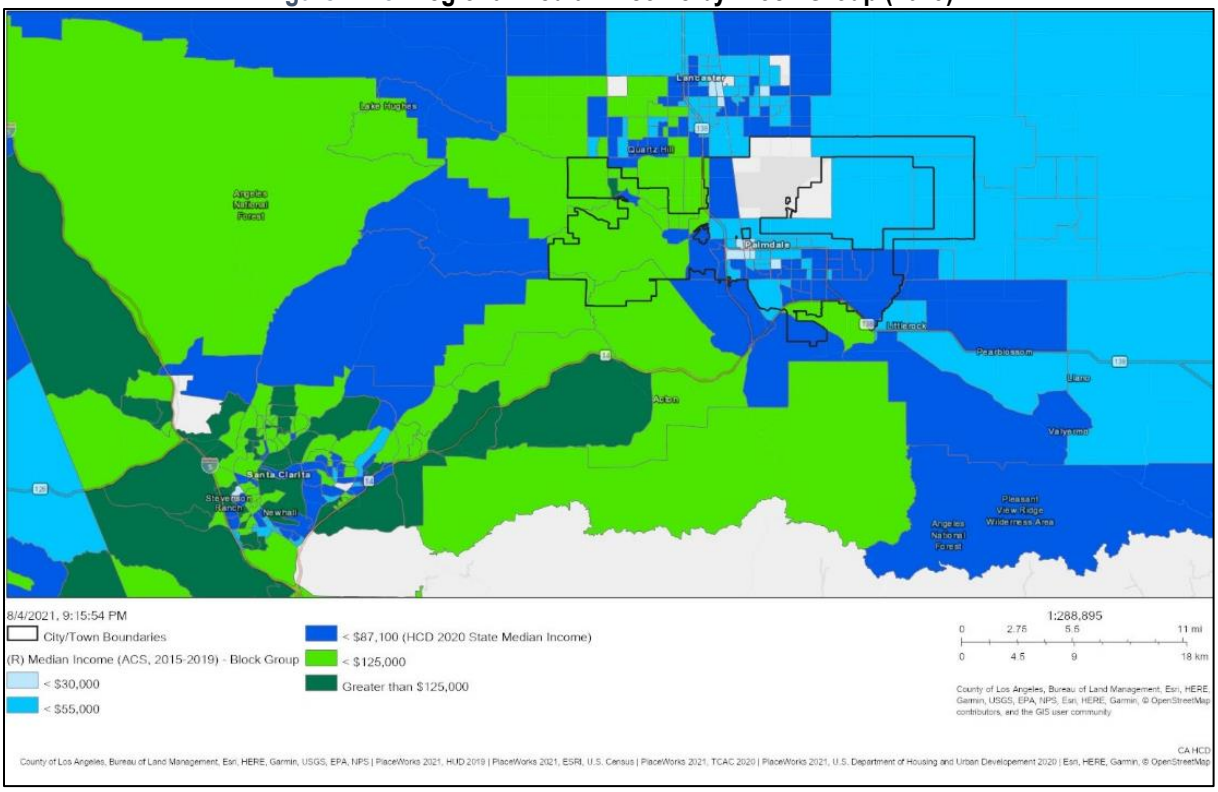


Figure D-23: Regional Median Income by Block Group (2019)



D.2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-11 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- Low Poverty Index: The higher the score, the less exposure to poverty in a neighborhood.
- School Proficiency Index: The higher the score, the higher the school system quality is in a neighborhood.
- Labor Market Engagement Index: The higher the score, the higher the labor force participation and human capital in a neighborhood.
- Transit Trips Index: The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- Low Transportation Cost Index: The higher the index, the lower the cost of transportation in that neighborhood.
- Jobs Proximity Index: The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In Palmdale, most residents regardless of race/ethnicity have moderate poverty rates, moderate schools, and moderate cost transportation available to them (Table D-11). The jobs proximity scores however are very low indicating that residents regardless of race/ethnicity do not have great access to employment opportunities in their neighborhood.

County residents overall, regardless of race or ethnicity, had better school, poverty and environmental index scores compared to the City.

Table D-11: Opportunity Indicators by Race/Ethnicity							
	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Palmdale							
Total Population							
White, Non-Hispanic	51.38	29.92	26.38	37.97	47.23	4.79	72.43
Black, Non-Hispanic	36.34	21.43	18.50	41.10	51.04	3.30	73.31
Hispanic	33.00	18.66	16.57	40.61	50.86	3.11	73.55
Asian or Pacific Islander, Non-Hispanic	52.45	30.18	27.62	35.30	46.40	5.06	72.58
Native American, Non-Hispanic	44.58	25.60	21.82	39.05	48.54	4.50	72.98
Population below federal poverty line							
White, Non-Hispanic	37.66	22.14	18.88	43.19	52.56	2.97	72.66
Black, Non-Hispanic	22.76	22.14	12.43	47.80	57.78	3.93	71.75
Hispanic	21.89	16.94	11.88	45.54	56.33	5.58	72.69
Asian or Pacific Islander, Non-Hispanic	35.93	24.04	19.51	40.96	51.90	8.14	72.74
Native American, Non-Hispanic	40.42	14.33	15.49	39.31	51.58	10.78	74.24
Los Angeles County							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22
Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020							

To assist in this analysis, HCD and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to "provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD)." The Task force has created Opportunity Maps to identify resources levels across the state "to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)". These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher

composite scores mean higher resources. Table D-12 shows the full list of indicators that go into the calculation of the index scores.

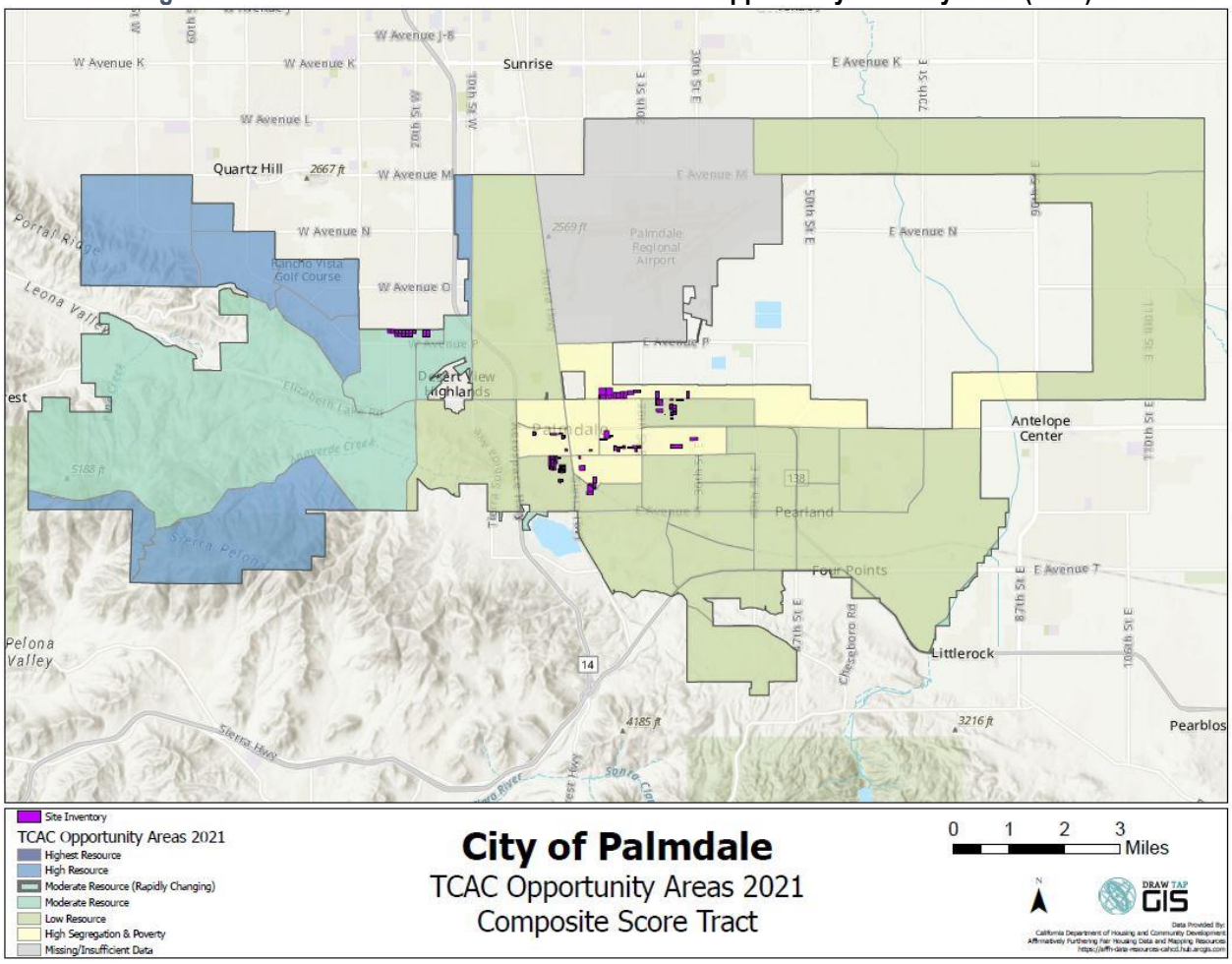
Table D-12: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020	

The following opportunity map scores are for the census tracts that make up Palmdale (Table D-13). Consistent with the HUD's R/ECAP database, there are areas of high segregation and poverty, low resource and moderate resource in the City. A majority of the City's census tracts are of low resource (53 percent) or high segregation and poverty (19 percent) so a majority of the City's RHNA units are also in these areas, consistent with what is available in the City (Table D-14). Opportunity map scores by census tract and RHNA unit distribution are presented in Figure D-24. Economic, environmental, and education scores for the City and the Antelope Valley region are further detailed below.

Table D-13: Domains and Index Scores Census Tracts					
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037910209	0.305	0.967	0.615	0.115	High Resource
6037910210	0.250	0.970	0.745	0.23	High Resource
6037910302	0.429	0.993	0.700	0.341	High Resource
6037910301	0.373	0.984	0.754	0.331	High Resource
6037910403	0.011	0.974	0.124	#N/A	High Segregation & Poverty
6037910504	0.006	0.995	0.086	#N/A	High Segregation & Poverty
6037910602	0.009	0.997	0.081	#N/A	High Segregation & Poverty
6037910502	0.007	0.995	0.086	#N/A	High Segregation & Poverty
6037910501	0.001	0.994	0.065	#N/A	High Segregation & Poverty
6037910402	0.004	0.978	0.124	#N/A	High Segregation & Poverty
6037910712	0.027	0.990	0.175	-0.386	Low Resource
6037910713	0.024	0.999	0.139	-0.399	Low Resource
6037910505	0.036	0.996	0.086	-0.424	Low Resource
6037910605	0.021	0.997	0.109	-0.444	Low Resource
6037910606	0.010	1.000	0.084	-0.564	Low Resource
6037910711	0.024	0.998	0.133	-0.404	Low Resource
6037910714	0.030	0.998	0.145	-0.371	Low Resource
6037910715	0.035	0.999	0.078	-0.42	Low Resource
6037910716	0.043	0.993	0.078	-0.422	Low Resource
6037910201	0.048	0.965	0.154	-0.426	Low Resource
6037910707	0.030	0.996	0.077	-0.437	Low Resource
6037910706	0.015	0.991	0.176	-0.453	Low Resource
6037910705	0.027	0.989	0.096	-0.466	Low Resource
6037910603	0.023	0.996	0.110	-0.433	Low Resource
6037910401	0.063	0.871	0.193	-0.428	Low Resource
6037910404	0.028	0.991	0.135	-0.415	Low Resource
6037910601	0.004	1.000	0.107	-0.679	Low Resource
6037910207	0.109	0.979	0.316	-0.213	Moderate Resource
6037910208	0.119	0.975	0.329	-0.202	Moderate Resource
6037910206	0.337	0.941	0.400	-0.081	Moderate Resource
6037980004	#N/A	#N/A	#N/A	#N/A	#N/A
6037910001	#N/A	#N/A	#N/A	#N/A	#N/A
Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020					

Table D-14: RHNA Unit Distribution by Opportunity Score			
Opportunity Category	**Low**	**Moderate**	**Total**
High Segregation & Poverty	42.4%	71.6%	51.0%
Low Resource	38.6%	14.3%	31.4%
Moderate Resource	19.0%	14.1%	17.6%
Total Units	3,480	1,459	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

Figure D-24: Distribution of RHNA Units and TCAC Opportunity Score by Tract (2021)



Education

Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that only 11 percent of children aged 0-17 in Palmdale were living in low-income working families between 2012 and 2016.[9]

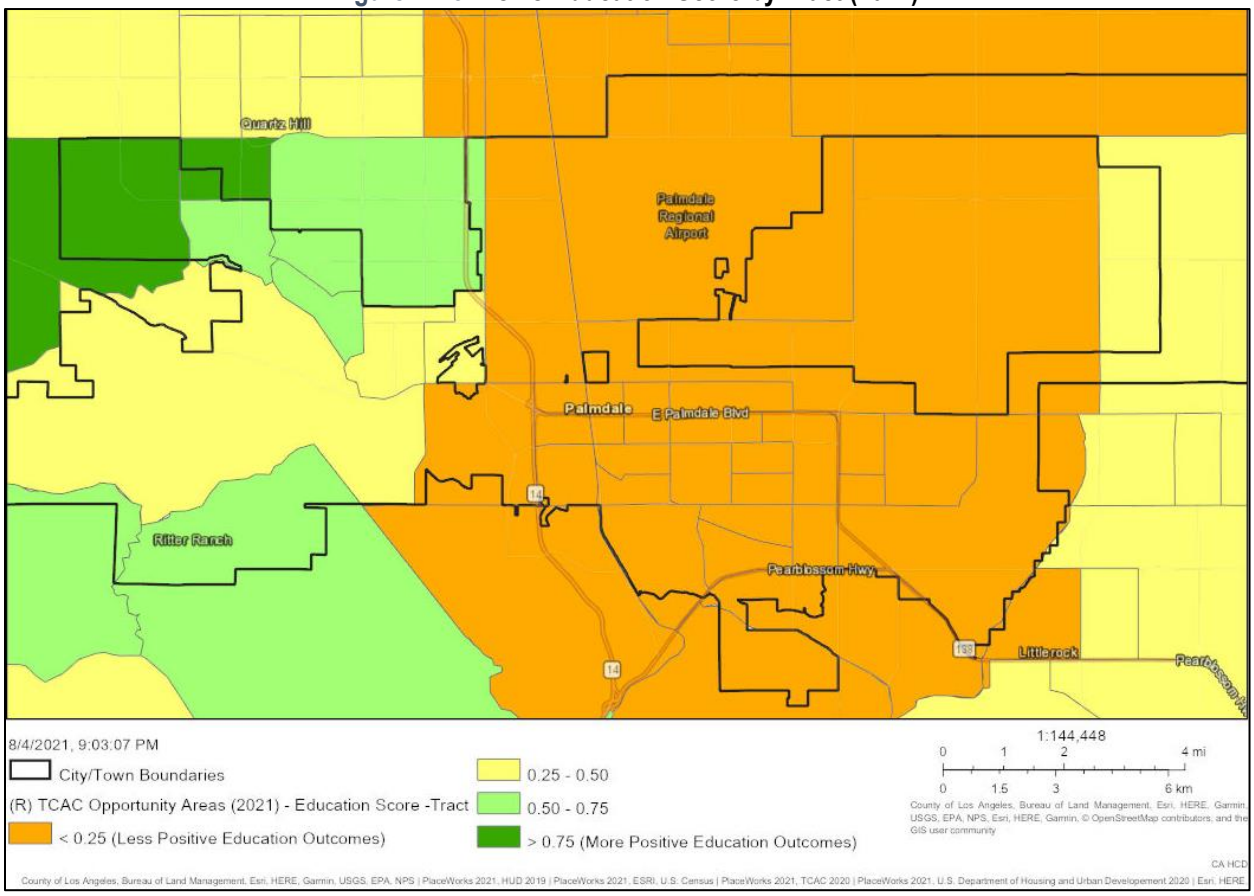
Kidsdata.org also reported that in 2019, 57 percent of students are considered high-need (i.e., those who are eligible for free or reduced price school meals, are English Learners, or are foster

[9] Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

youth—as reported in the Unduplicated Pupil Count) compared to 71.2 percent of students in the County.

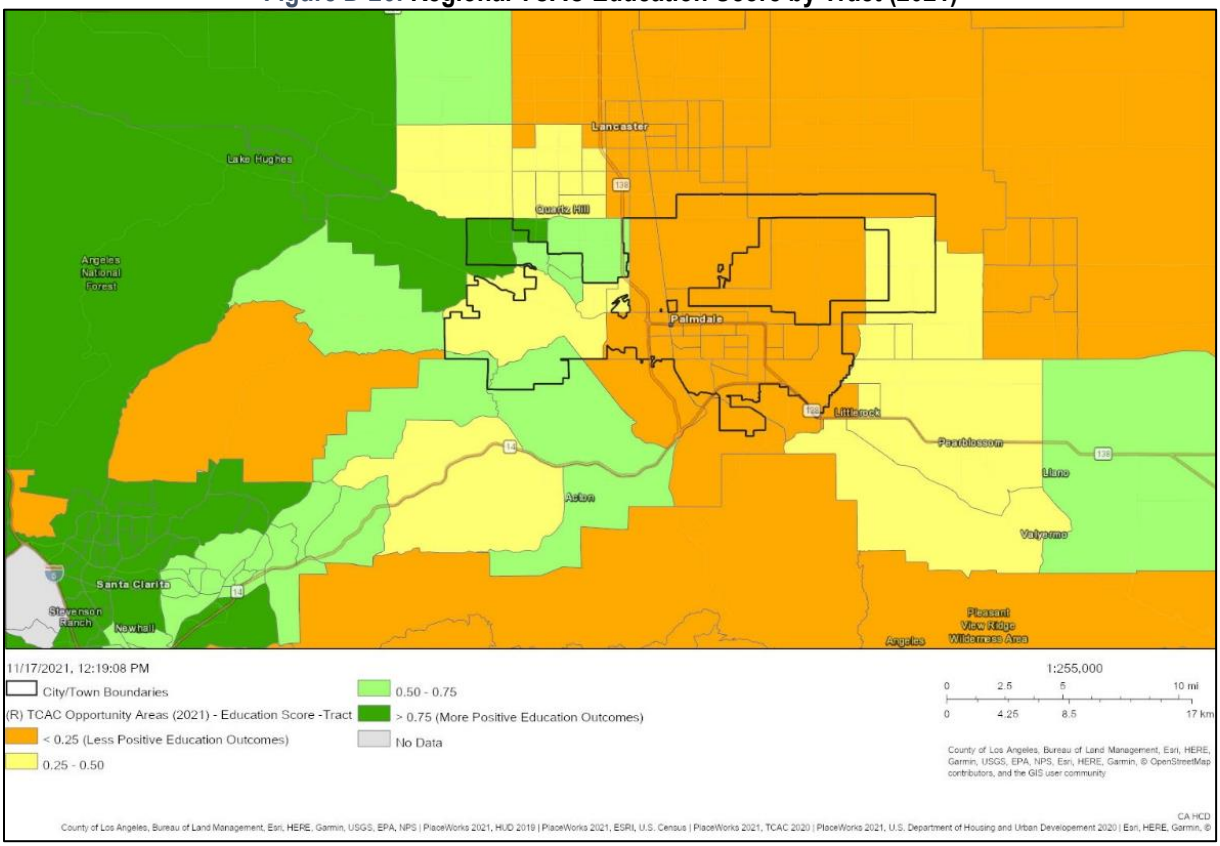
As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-25 shows the education scores of each census tract in the City. Education scores in the City have less positive outcomes.

Figure D-25: TCAC Education Score by Tract (2021)



Regional Trend. As shown in Figure D-26 below, large concentrations of less positive education outcomes (<0.25) are found throughout the Antelope Valley area. The education scores in Palmdale are similar to Lancaster while the City of Santa Clarita has better education outcomes. In the Los Angeles Basin, education outcomes are mixed throughout the region.

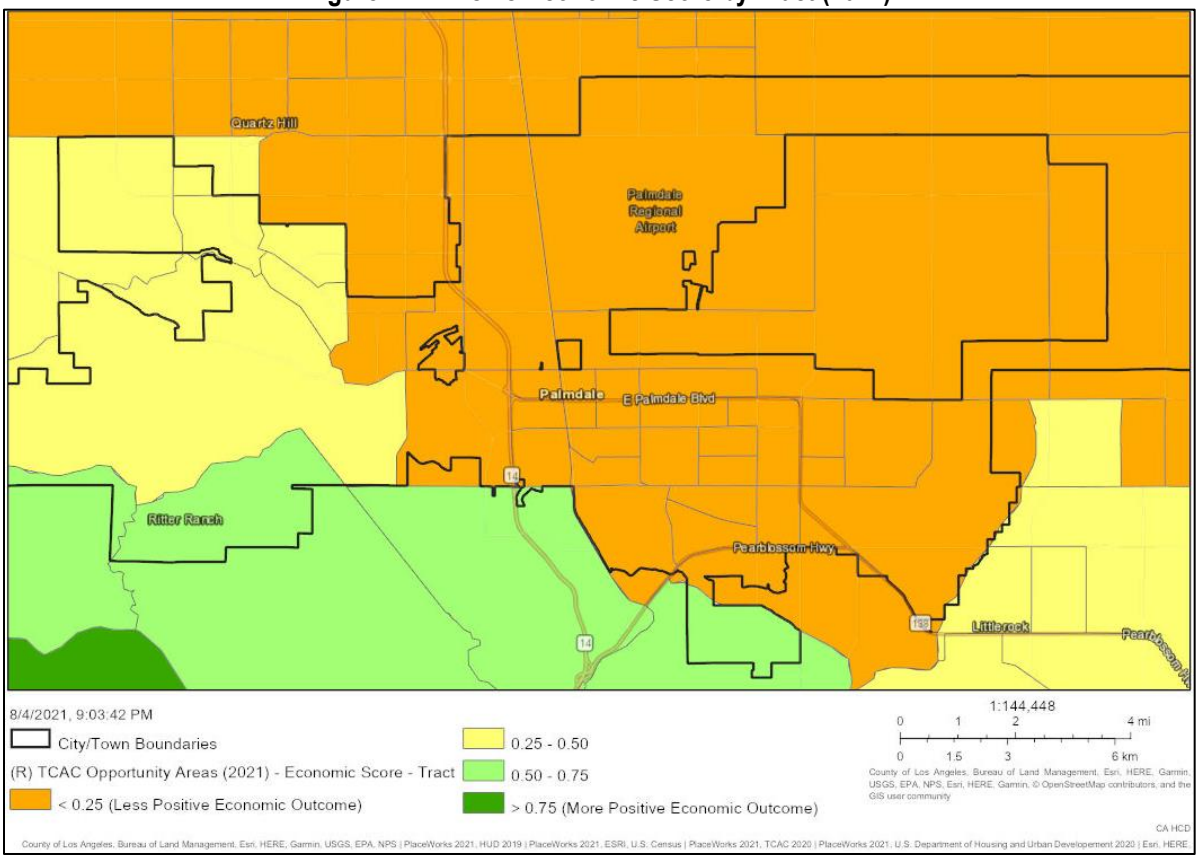
Figure D-26: Regional TCAC Education Score by Tract (2021)



Economic

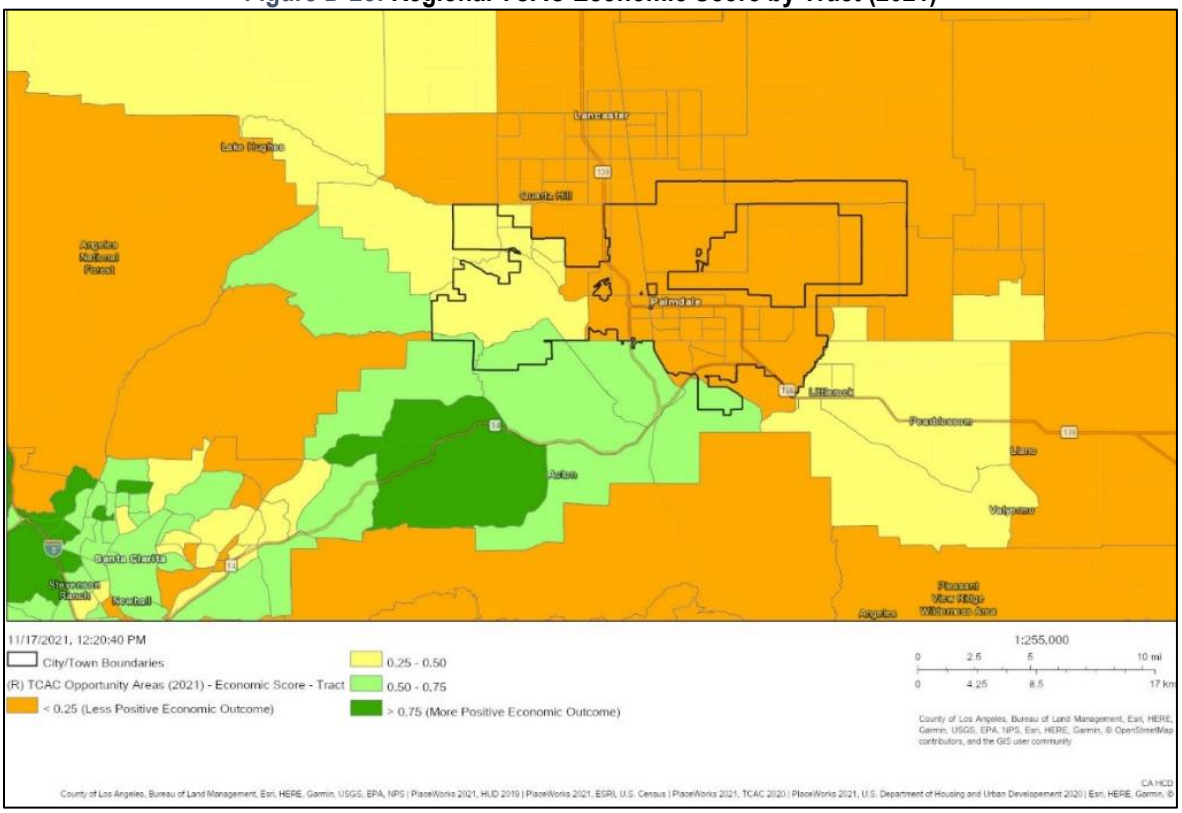
As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-27, the census tracts in the City are of low economic scores. According to the 2020 Economic Roundtable Report prepared for the Greater Antelope Valley Economic Alliance (GAVEA), Palmdale has competitive advantages that it can utilize for economic growth. Palmdale boasts a large inventory of office space available for lease or purchase, vacant land to build on, and a growing community that desires economic growth. Also, in order to help meet the demand for trained aerospace manufacturing workers, the City continues to partner with Northrop Grumman, Antelope Valley College, LA County Workforce Development, Aging and Community Services, and JVS SoCal to offer customized training through the aircraft fabrication and assembly program.

Figure D-27: TCAC Economic Score by Tract (2021)



Regional Trend. The highest economic scores are generally southwest of Palmdale and near Santa Clarita, while the rest of the Antelope Valley has similar scores to Palmdale (Figure D-28). Similar patterns can be seen in the San Fernando Valley, east San Gabriel Valley and the cities along the 405 and 5 freeways.

Figure D-28: Regional TCAC Economic Score by Tract (2021)



Transportation

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Palmdale's All Transit Performance score of 0.3, illustrates a very low combination of trips per week and number of jobs accessible enabling a negligible number of people to take transit to work. In comparison, the County All Transit score is 6.8. Palmdale also has a lower proportion of commuters that use transit (2.10 percent) than the County (6.66 percent).

HUD's Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-29, block groups in the City have scores mainly below 20 showing that there is little to no proximity to jobs for most of the City's residents. The jobs proximity index scores are anticipated to improve as the City continues to grow and develop, especially with the new updated General Plan. In the surrounding region, jobs proximity improves moving toward Lancaster and also moving into Santa Clarita and toward the rest of Los Angeles County (Figure D-30).

Investing in the community is a top priority for the Antelope Valley Transit Authority (AVTA) and, according to the 2020 Economic Roundtable Report, six major projects will help to improve infrastructure and mobility in the region. The projects include the Lancaster Metrolink Transit Center Expansion, South Valley Healthcare Clinic Transit Center, Antelope Valley College Transit Center, Shelter and Lighting Improvement, Transfer Center Cameras, and Administration Facility Expansion.

Figure D-29: Jobs Proximity Index by Block Group (2017)

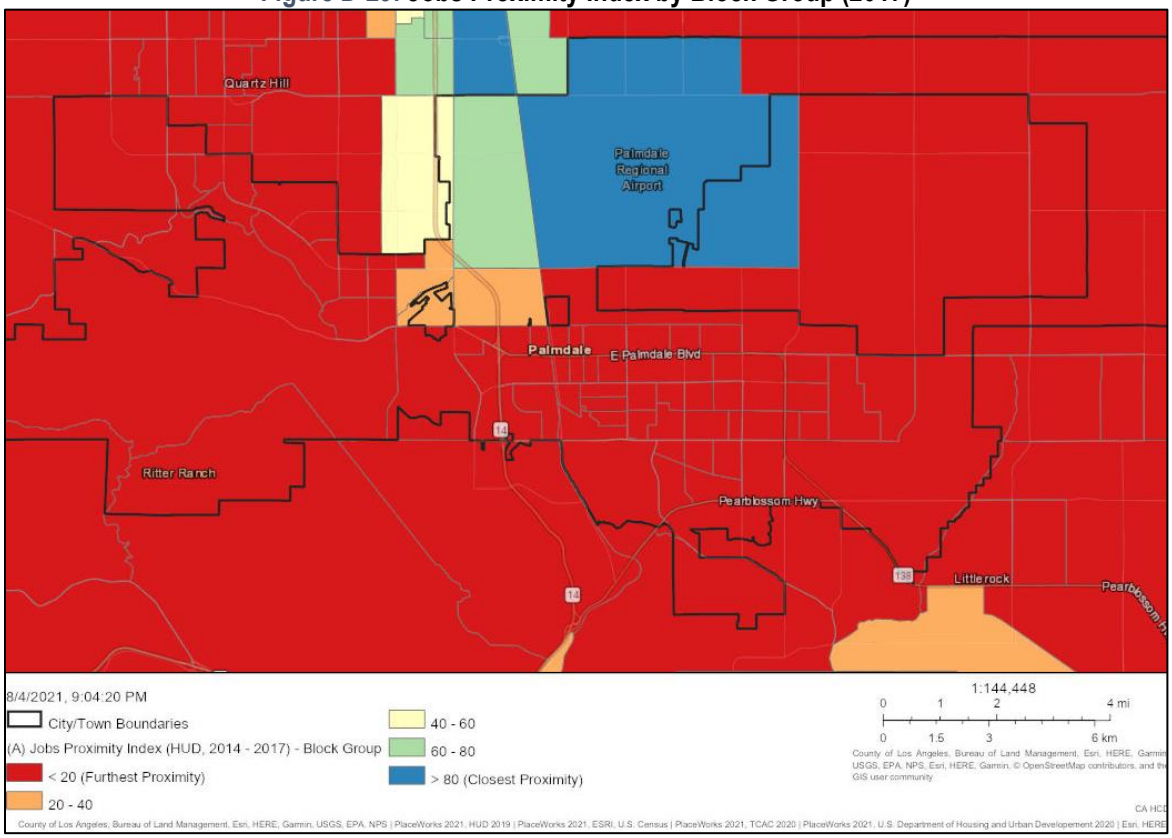
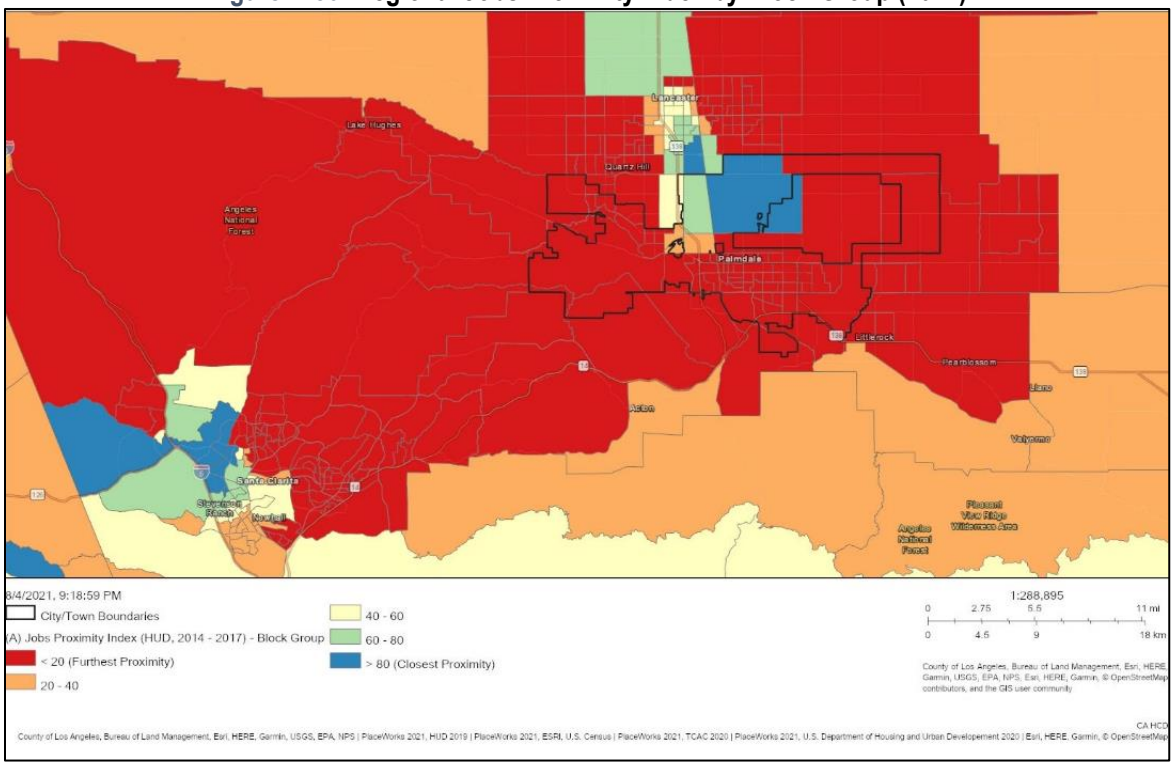


Figure D-30: Regional Jobs Proximity Index by Block Group (2017)



Environmental

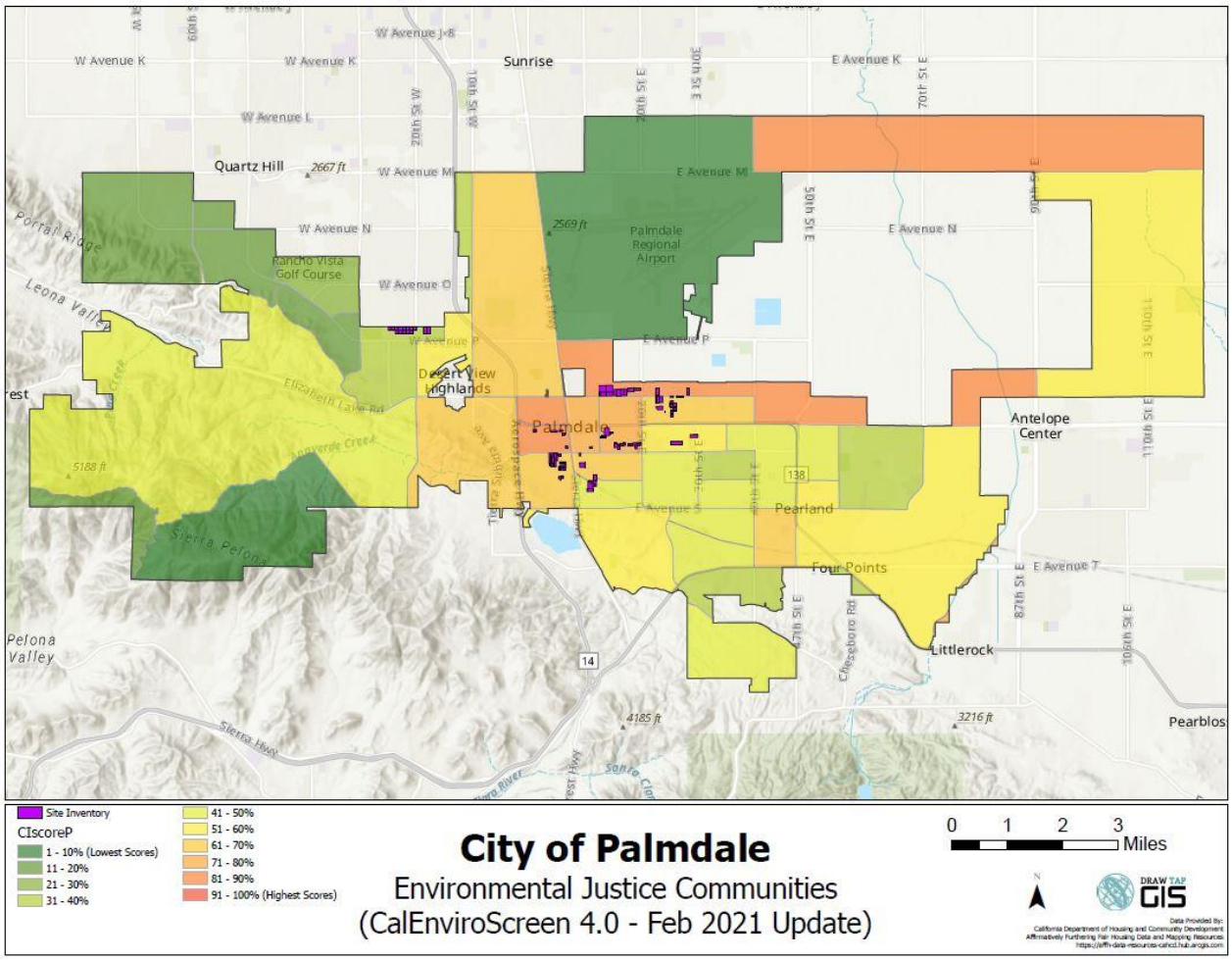
Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-31 shows that there are moderate environmental scores within the City limits. The majority of the City's RHNA is located in the 61 to 70 percent score range (Table D-15). The majority of the City's lower income RHNA units are also in this range (41.7 percent).

According to the American Lung Association's State of the Air report, Los Angeles County received an Ozone score of "F", which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 114 days of unhealthy air that contributed to the Ozone score.

Table D-15: RHNA Unit Distribution by CalEnviroScreen 4.0 Scores

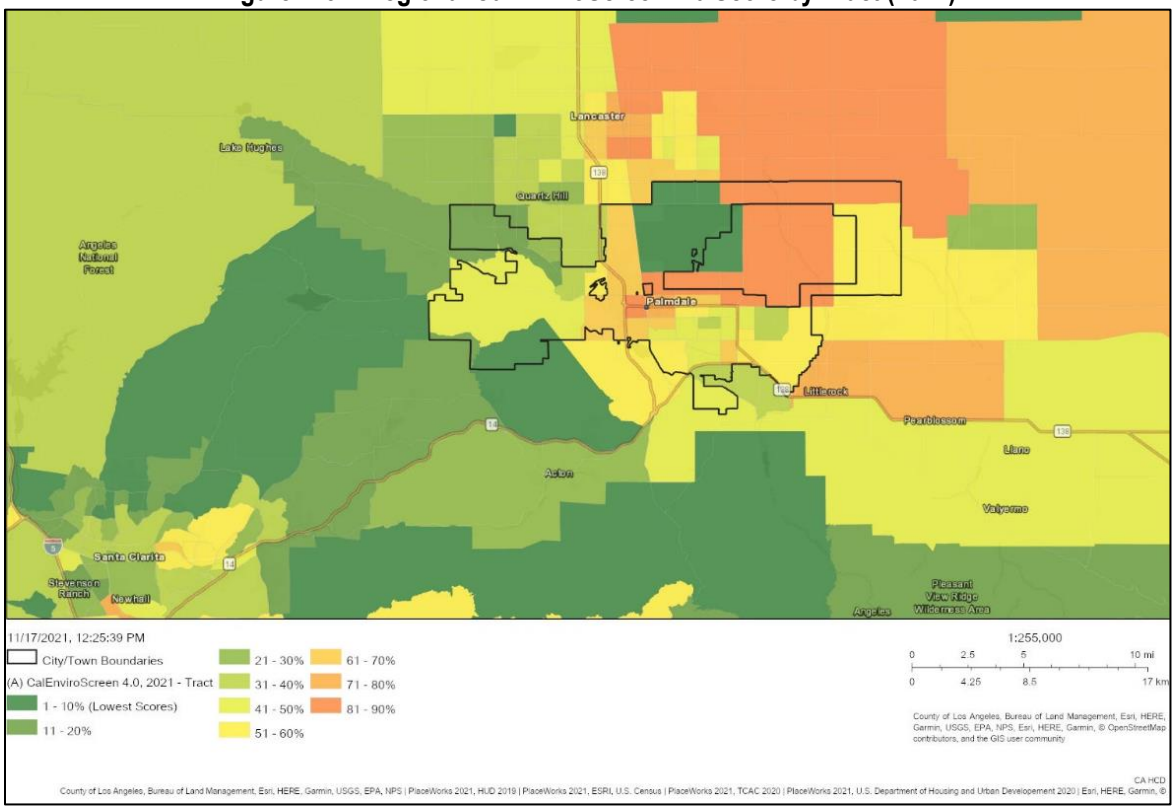
% LMI HH	Lower	Moderate	Total Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%
11 - 20%	0.0%	0.0%	0.0%
21 - 30%	0.0%	0.0%	0.0%
31 - 40%	19.0%	14.1%	17.6%
41 - 50%	2.3%	9.3%	4.4%
51 - 60%	2.7%	11.5%	5.3%
61 - 70%	41.7%	11.9%	32.9%
71 - 80%	8.9%	18.4%	11.7%
81 - 90%	25.5%	34.7%	28.3%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%
Total Units	3,480	1,459	4,939

Figure D-31: Distribution of RHNA Units and CalEnviroScreen 4.0 Score by Tract (2021)



Regional Trend. As shown in Figure D-32 below, the highest CalEnviroScreen 4.0 pollution indicators in the Antelope Valley are in portions of Palmdale, Lancaster and the unincorporated County areas to the north and east. High indicators are also found throughout the Los Angeles Basin, primarily near major freeways and transportation corridors.

Figure D-32: Regional CalEnviroScreen 4.0 Score by Tract (2021)



D.2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines 'disproportionate housing needs' as 'a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area' (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Palmdale. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom).

Cost Burden

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of

housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table D-16 provides overpayment detail by income group and household type for Palmdale between 2013 and 2017. In general, renter-households had a higher level of housing problems (58 percent) compared to owner-households (38 percent). Elderly renter-families experienced the highest level of cost burden (35 percent) and approximately 77 percent of the extremely low income (households earning up to 30 percent of the AMI) and 77 percent very low-income households (households earning between 31 percent and 50 percent of the AMI) experienced housing problems.

Table D-16: Housing Type and Cost Burden									
Household by Type, Income, and Housing Problem	**Renters**				**Owners**				**Total HHs**
	Elderly	**Small Families**	**Large Families**	**Total Renters**	**Elderly**	**Small Families**	**Large Families**	**Total Owners**	
Extremely Low Income (0-30% AMI)	1,075	2,775	1,120	6,120	955	1,240	570	3,230	9,350
With cost burden >30%	79.5%	87.7%	96.0%	84.9%	61.8%	80.2%	82.5%	73.8%	81.1%
With cost burden > 50%	54.4%	72.6%	76.8%	67.9%	42.9%	72.6%	67.5%	59.0%	64.8%
Very Low Income (31-50% AMI)	495	1,695	725	3,295	1,105	1,725	1,090	4,145	7,440
With cost burden >30%	71.7%	79.4%	79.3%	77.7%	56.6%	84.1%	78.9%	75.4%	76.4%
With cost burden > 50%	25.3%	29.8%	26.9%	28.2%	27.1%	50.4%	27.5%	37.5%	33.4%
Low Income (51-80% AMI)	205	1,295	840	2,810	1,040	2,700	2,020	6,255	9,065
With cost burden >30%	61.0%	54.1%	14.3%	44.3%	42.8%	45.9%	35.1%	42.8%	43.3%
With cost burden > 50%	4.9%	2.3%	1.8%	2.3%	7.2%	7.2%	1.7%	6.0%	4.9%
Moderate Income (81-100% AMI)	380	1,770	785	3,640	2,275	8,040	2,445	14,575	18,215
With cost burden >30%	34.2%	6.5%	3.8%	8.7%	11.4%	8.1%	9.0%	10.3%	10.0%
With cost burden > 50%	10.5%	0.0%	0.0%	1.1%	0.4%	1.0%	0.0%	1.1%	1.1%
Total Households	2,155	7,535	3,470	15,865	5,375	13,705	6,125	28,205	44,070
With cost burden >30%	68.0%	61.0%	51.9%	58.7%	35.7%	31.7%	36.9%	34.4%	43.1%
% With cost burden >30%	35.3%	33.8%	30.8%	32.7%	14.8%	14.9%	11.8%	14.1%	20.8%
Source: HUD CHAS 2013-2017.									

Figure D-33 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. The census tracts in the City have a range from 20 to 60 percent of the renter households overpaying for their housing unit. Figure D-34 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tracts in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs with only one area with less than 20 percent of households overpaying.

Figure D-33: Percent of Overpaying Renters by Tract (2019)

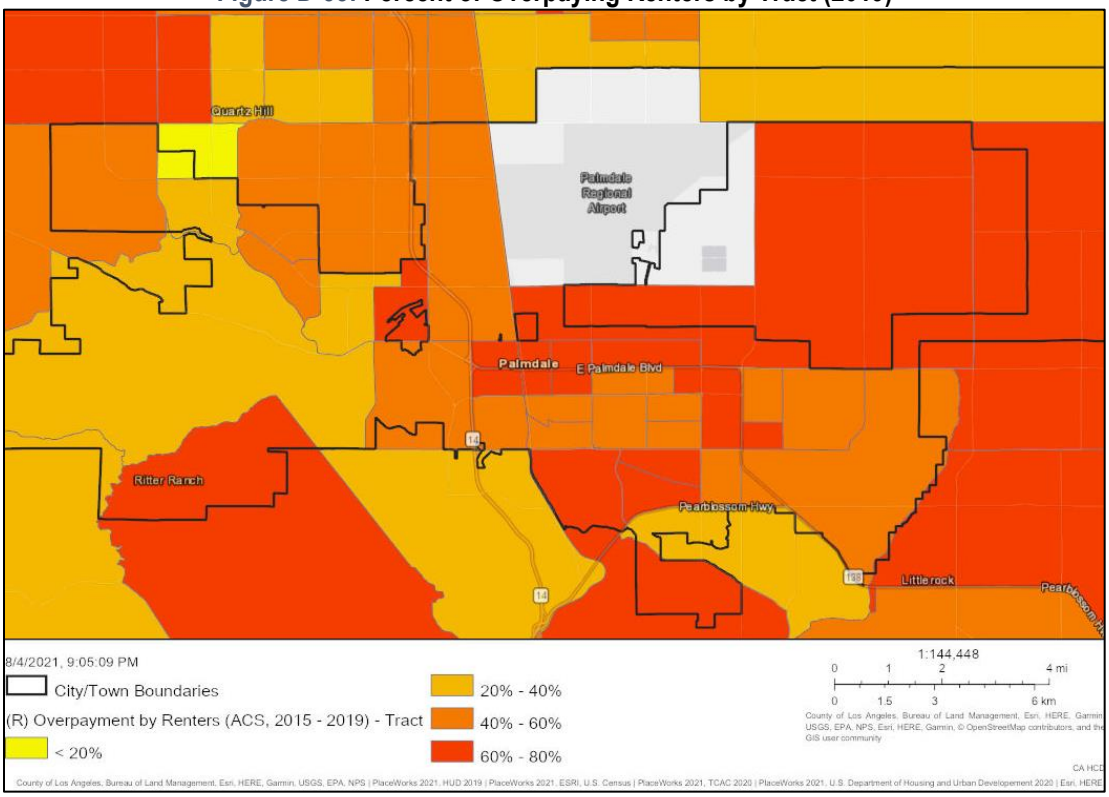


Figure D-34: Percent of Overpaying Owners by Tract (2019)

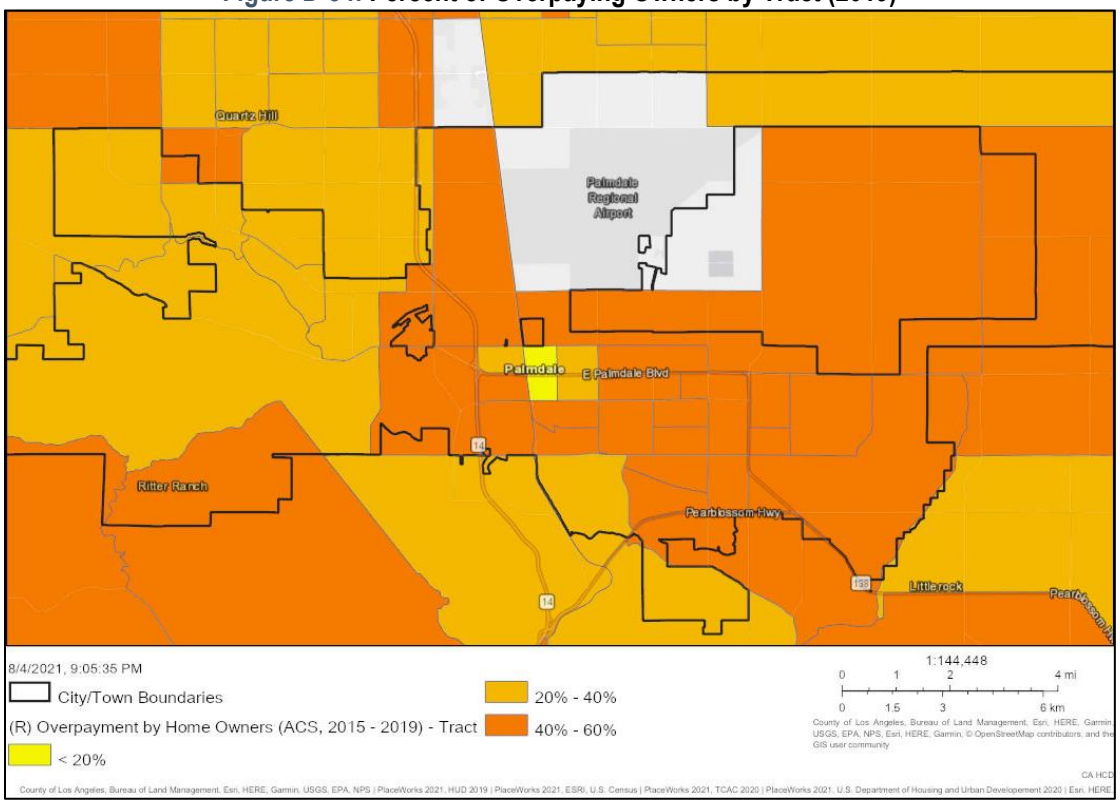


Table D-17: Severe Cost Burden by Race/Ethnicity		
Race/Ethnicity	**# of Households**	**% with Severe Cost Burden**
Palmdale		
White, Non-Hispanic	13,245	15.21%
Black, Non-Hispanic	6,507	34.39%
Hispanic	20,610	22.25%
Asian or Pacific Islander, Non-Hispanic	1,995	21.00%
Native American, Non-Hispanic	199	7.54%
Other, Non-Hispanic	934	24.09%
Total	43,475	21.84%
Los Angeles County		
White, Non-Hispanic	1,741,265	19.73%
Black, Non-Hispanic	332,330	29.60%
Hispanic	1,458,220	26.22%
Asian or Pacific Islander, Non-Hispanic	666,628	20.34%
Native American, Non-Hispanic	9,535	20.82%
Other, Non-Hispanic	90,895	23.73%
Total	4,298,855	22.87%
Source: HUD CHAS 2013-2017.		

Regional Trend. In Los Angeles County approximately 23 percent of all households experience a severe housing cost burden similar to Palmdale (22 percent) (Table D-17). Among all races/ethnicities, the rate of severe housing cost burden is comparable between the City and the County with the exception of Native American, Non-Hispanics in the County. Figure D-35 and Figure D-36 show renter and owner households in the surrounding region that overpay for housing. Among renters over payment is more concentrated on outskirts of City centers with some of the highest overpayments concentrated north of Santa Clarita. This area north of Santa Clarita also has a concentration of owner households that overpay.

Figure D-35: Regional Percent of Overpaying Renters by Tract (2019)

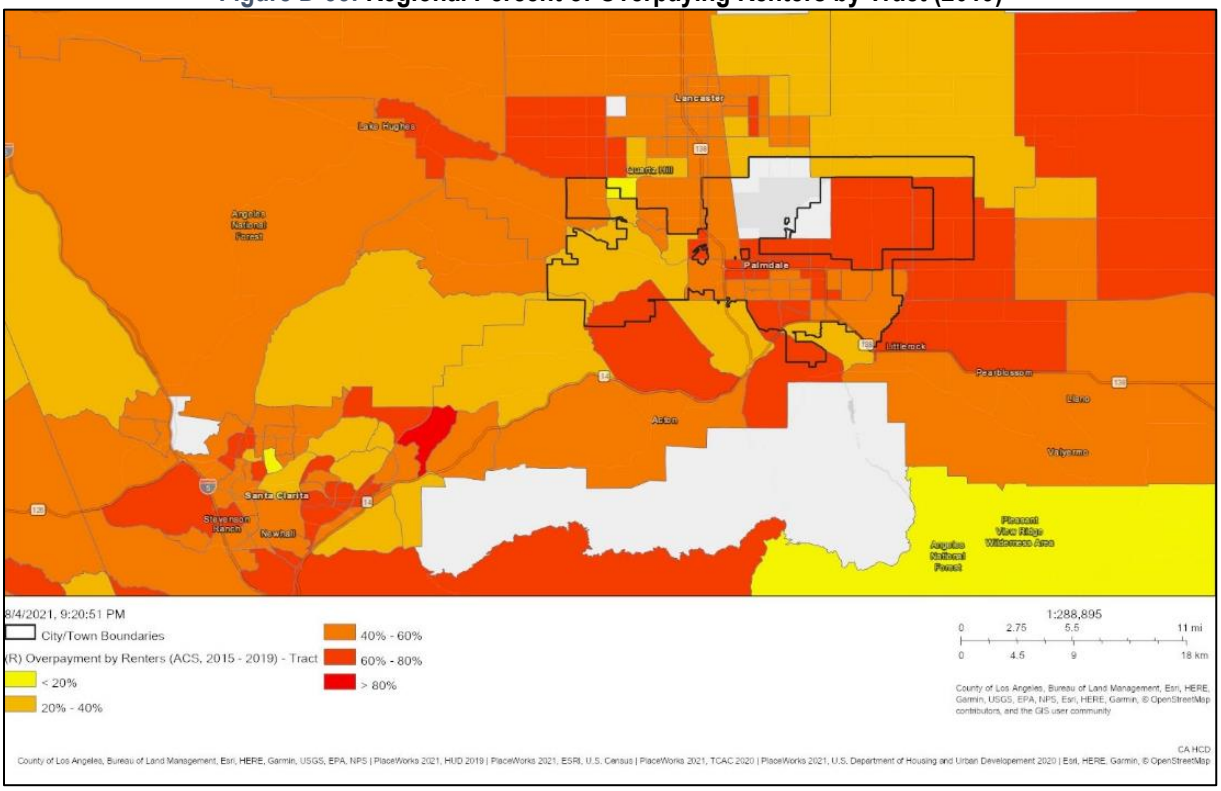
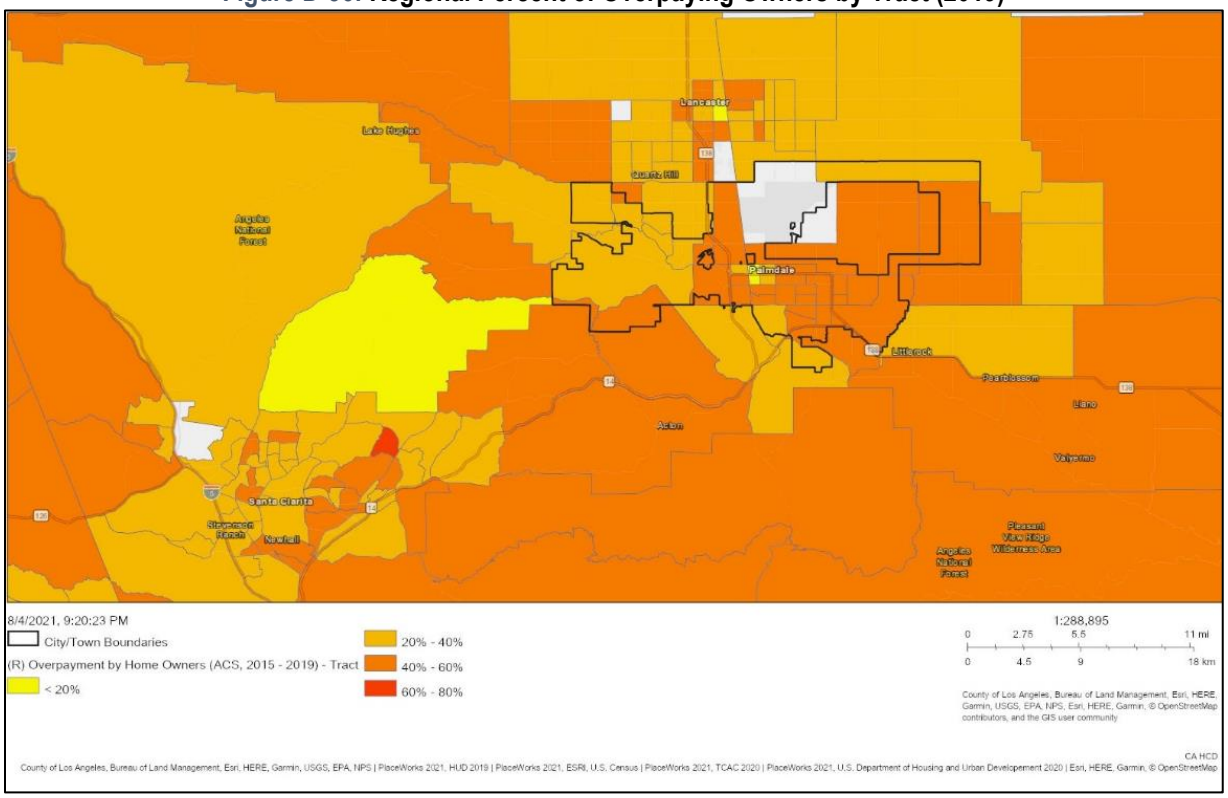


Figure D-36: Regional Percent of Overpaying Owners by Tract (2019)



Overcrowding

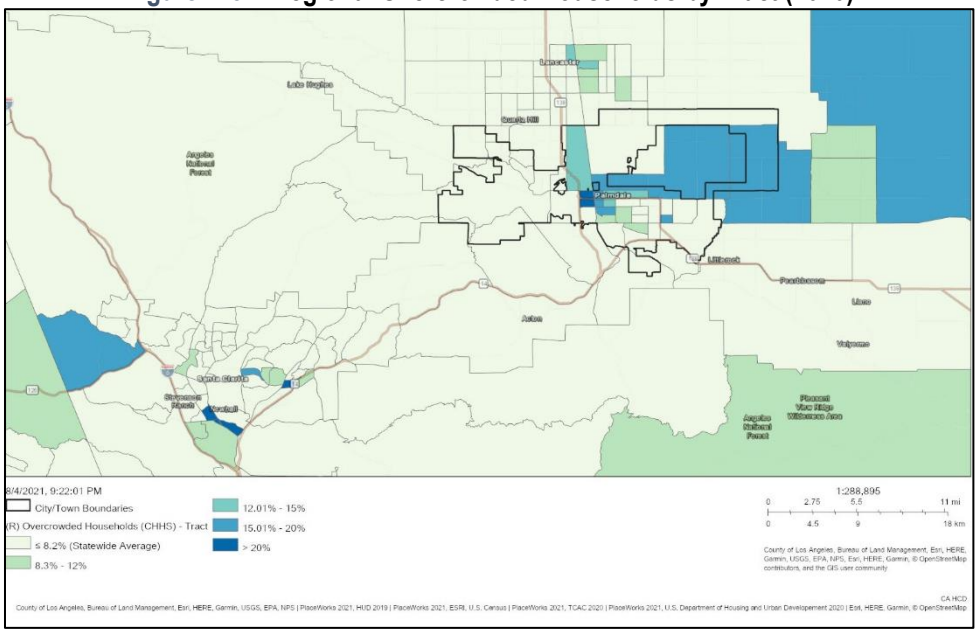
Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The 2011-2015 ACS reported that about two percent of Palmdale households lived in overcrowded conditions (Table D-18). Overcrowding disproportionately affected renters (98 percent of renters versus just two percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. In comparison, the 2015-2019 ACS reported that overcrowding increased to almost four percent of all households. Similarly, renter-households were more prone to overcrowding (54 percent) compared to owner-households (45 percent), but not to the extent of 2011.

Table D-18: Overcrowded Housing Units

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	16,568	100.0%	16,984	100.0%
Overcrowded Units	403	2.4%	665	3.9%
Owner-occupied	8	2.0%	303	45.6%
Renter-occupied	395	98.0%	362	54.4%
Units with 1.01-1.50 persons/room	337	83.6%	482	72.5%
Units with 1.51-2.00 persons/room	43	10.7%	108	16.2%
Units with 2.01 or more persons/room	23	5.7%	75	11.3%
Source: 2011-2015 and 2015-2019 ACS				

Regional Trend. In the surrounding region overcrowded households are the most prevalent in the City of Palmdale followed by Santa Clarita (Figure D-37). In Santa Clarita, two census tracts in Newhall have a high concentration of overcrowded households with 44 and 35 percent of the tract households being overcrowded.

Figure D-37: Regional Overcrowded Households by Tract (2020)



Substandard Conditions

The City has serious concerns about the condition and appearance of the approximately 9,578 dwelling units built in 1979 and earlier. Therefore, many of the City's housing programs focus on improving housing condition and neighborhood infrastructure in older Palmdale neighborhoods. Palmdale regards housing condition as a matrix of issues and has designed several City programs that coordinate the activities of key public agencies to improve older neighborhoods plagued by inadequate infrastructure, deteriorating housing, and poor maintenance and management practices. According to Code Compliance records, the City receives about 200 complaints per year regarding substandard housing units. With these numbers and the number of units built in 1979 or earlier, the City has projected approximately 4,800 substandard units in the City.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Approximately 13 percent of the City's housing units are over 50 years old according the 2015-2019 ACS.

Displacement Risk

Cost of housing within the City has become high and unattainable for a lot of residents. In 2020 the median sales price for a single-family home in Palmdale was $350,000 and increasing 28.3 percent to $449,000 in 2021. With a lower median income compared to other parts of the County, the average home sale prices could lead to residents moving out of the City because of the economic pressures of home ownership as the prices have kept increasing.

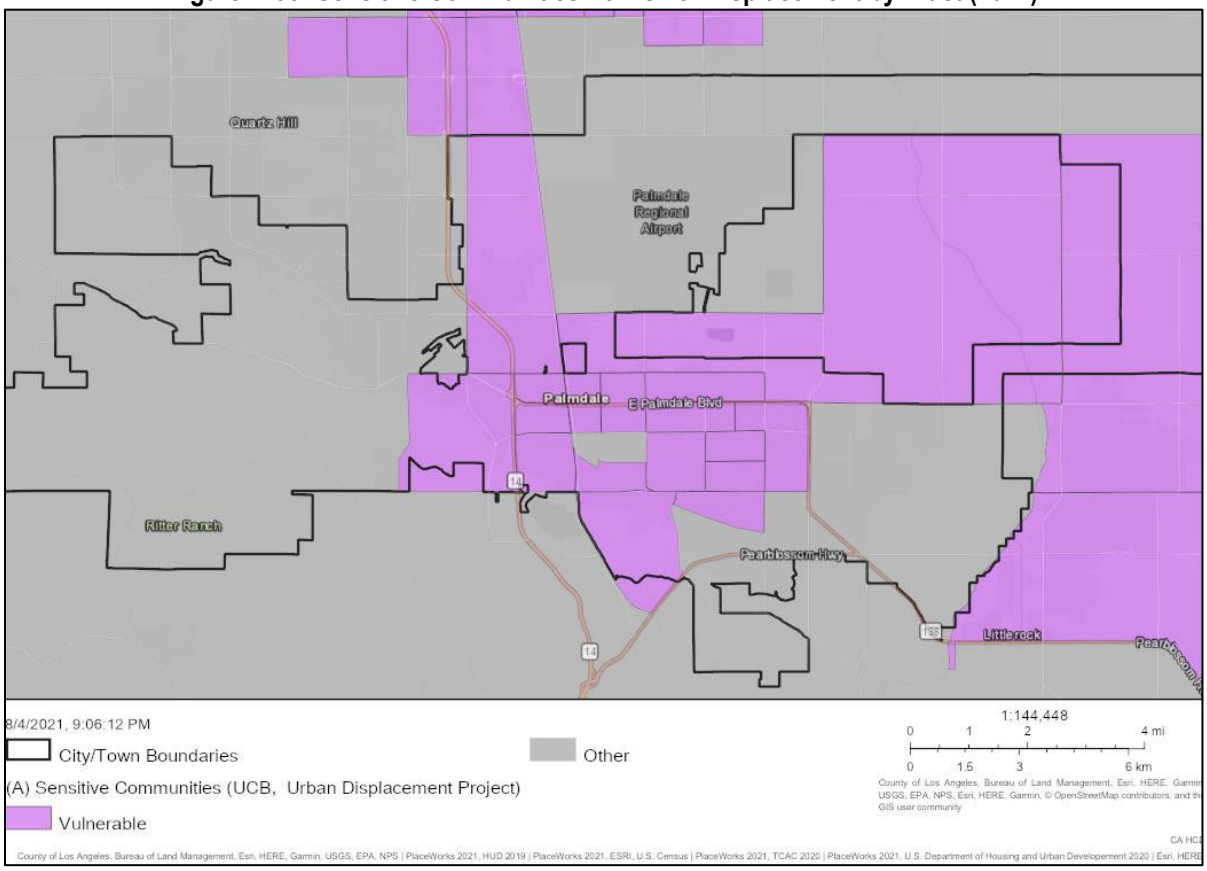
HCD defines sensitive communities as "communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost." The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
    - Share of renters is above 40 percent,
    - Share of people of color is above 50 percent,
    - Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
    - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
    - Difference between tract median rent and median rent for surrounding tracts above median for all tracts in the County (rent gap).

Figure D-38 identifies that there are many census tracts that are considered to be vulnerable to urban displacement in the City. These communities are areas that have a higher concentration of low- and moderate-income persons, high minority concentrations, and higher rates of overpayments by renters.

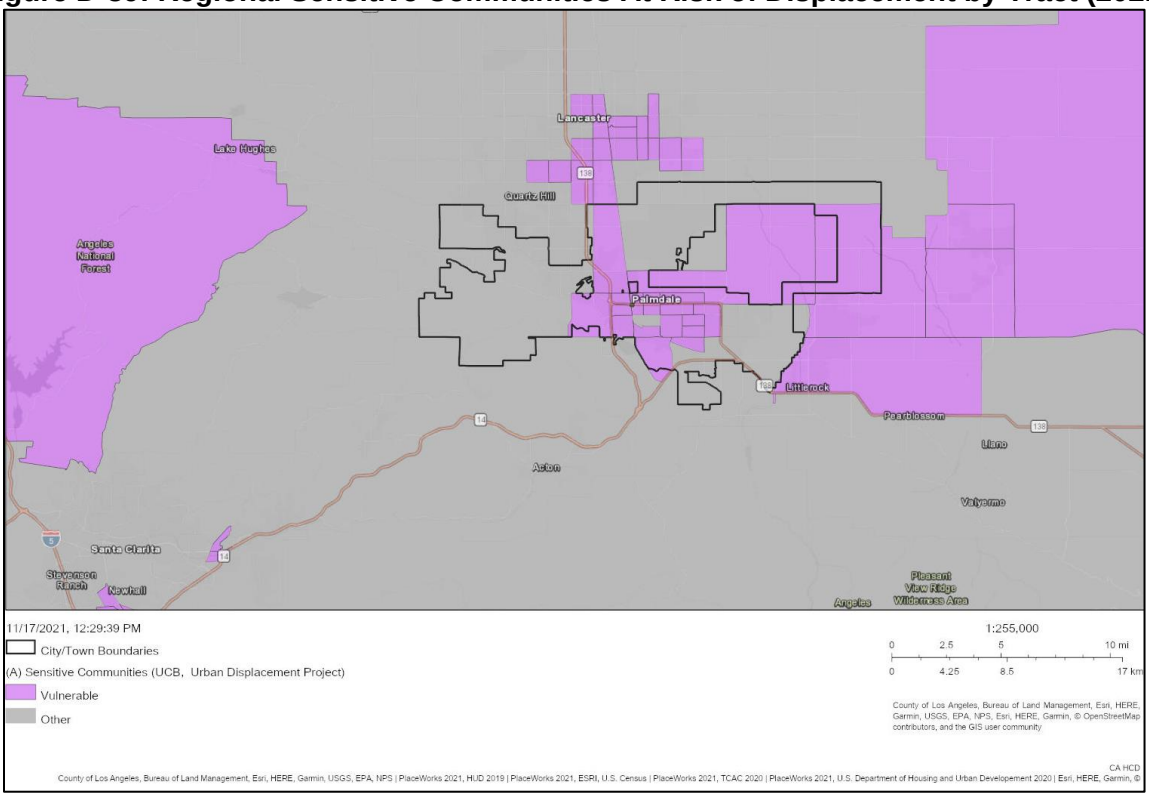
The areas identified as being at risk for displacement are also shown to be at risk of becoming exclusive neighborhoods. Increasing housing costs, particularly rents, and the presence of LMI households in these areas (Figure D-16) is making these communities vulnerable to displacement.

Figure D-38: Sensitive Communities At Risk of Displacement by Tract (2021)



Regional Trend. Figure D-39 shows urban displacement in the Antelope Valley. Several areas are subject to displacement, including along the Antelope Valley Freeway (14). In the Los Angeles Basin, vulnerable communities can be seen throughout the County, particularly near the major freeways and transportation corridors.

Figure D-39: Regional Sensitive Communities At Risk of Displacement by Tract (2021)



Homelessness

As described in the Needs Assessment of this Element, the 2020 Greater Los Angeles Homeless Count conducted a one-night survey to collect data on the number of homeless persons in the County at a point in time. The 2020 Homeless Count Report also provided an estimate for the number of persons homeless over the period of a year. Results from the 2020 Los Angeles County Homeless Count indicate that while the total number of people experiencing homelessness has increased overall in the County, the number of homeless individuals has decreased in Palmdale, reporting 289 people experiencing homelessness, down from 325 reported in 2016. Overall Los Angeles County numbers increased from 39,587 in 2016 to 54,291 in 2020.

When compared with the other Service Planning Areas (SPAs), the homeless population of Antelope Valley had the second highest proportion of unaccompanied minors being homeless with 23 individuals being unaccompanied minors.

Palmdale does not have an emergency shelter or any transitional housing programs. Homeless families and individuals call 211 to obtain motel vouchers for a night or weekend and then must go to the Valley Oasis Access Center in Palmdale to obtain assistance with additional motel vouchers, and/or placement in emergency, transitional or permanent housing, as well as case management to obtain supportive services, help applying for public benefits and a range of other needs. There is an emergency shelter in Lancaster, the High Desert MACC, operated by Volunteers of America.

The City of Palmdale funds and operates the South Antelope Valley Emergency Services program (SAVES), which provides a food bank, motel vouchers and clothing distribution for extremely low-income and homeless individuals and families and makes referrals to 211 and the homeless

services available in Lancaster. SAVES does not keep records of the number of inquiries, requests for assistance or referrals provided to homeless families and individuals.

Although the Antelope Valley is only one of eight SPAs in Los Angeles County, that could share resources it is a two-hour drive from the major centers of service provision in the City of Los Angeles and other major cities such as Pasadena and Long Beach and coordinates through the Los Angeles County continuum of care. This includes emergency shelter, transitional housing, supportive services and case management along with motel vouchers, and a range of special housing and services for the mentally ill, victims of domestic violence, and emancipated foster youth.

Emergency shelter for adult men and women is provided at the High Desert MACC, operated by Volunteers of America and located in the City of Lancaster. The High Desert MACC is the only emergency shelter in the Antelope Valley serving the general population of homeless single adults. This all-year emergency shelter facility can accommodate 93 people each night. Valley Oasis operates a 56-bed emergency shelter for victims of domestic violence. The location of this shelter is confidential.

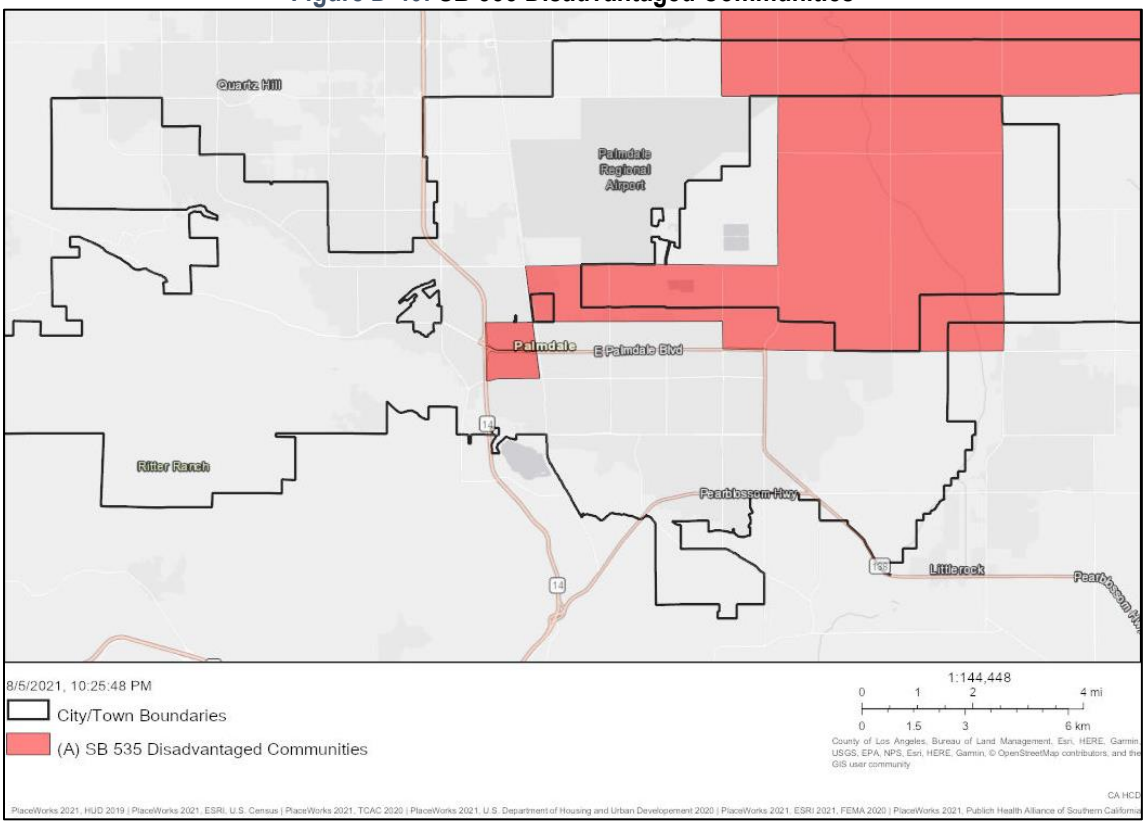
The Valley Oasis Access Center, located in Palmdale, provides case management, service referrals, motel vouchers, and placement in transitional and permanent housing. The Access Center, which is operated by the Valley Oasis, has improved coordination and continuity of services to homeless persons in the Antelope Valley. The Antelope Valley Transit Authority provides bus service throughout the Antelope Valley, allowing referrals from SAVES to the Department of Public Social Services, the Access Center and the High Desert MACC in Lancaster. However, according to Valley Oasis staff, transportation can be a significant barrier for homeless and very low-income individuals and families without cars whose travel to Lancaster for services means a trip that may require a long walk to bus stops and an hour and a half or more of travel time in each direction. The City of Palmdale has offered space within the SAVES building to the Access Center and other service providers, so that staff from these organizations may process clients from the Palmdale area to minimize the need to travel to receive services.

D.2.6 Other Relevant Factors

SB 535 Disadvantage Communities

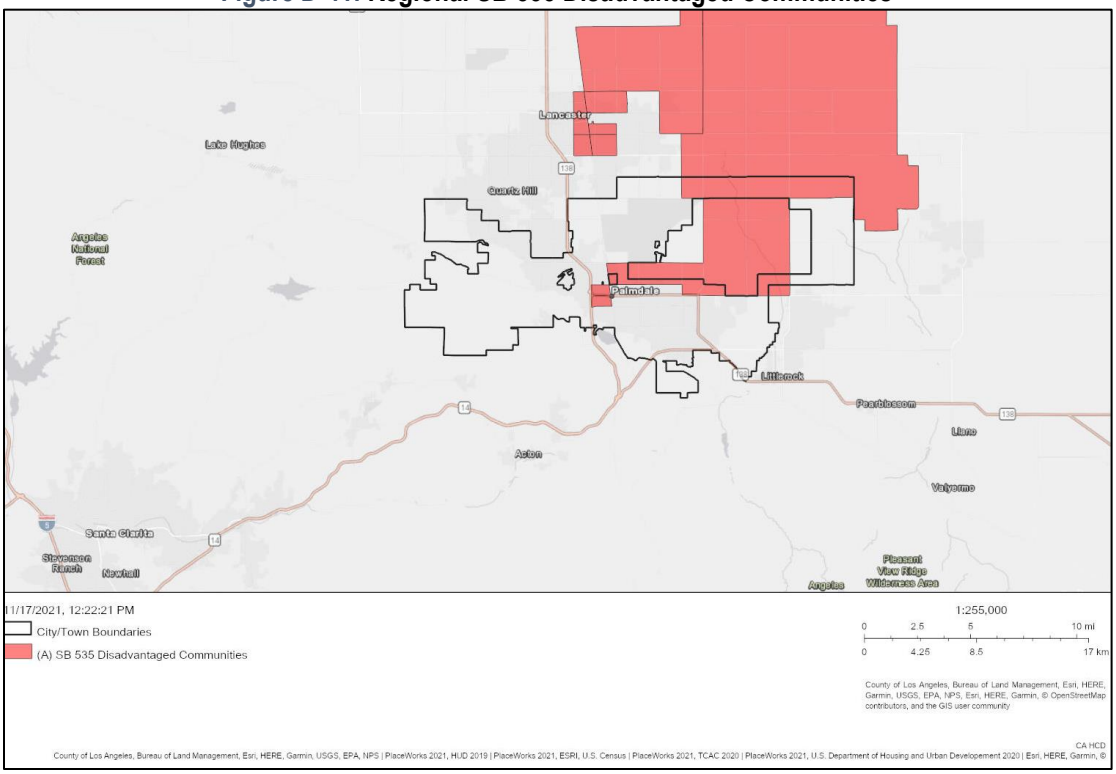
Disadvantaged communities in California are specifically targeted for investment of proceeds from the State's cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California's most burdened communities at the same time they're reducing pollution that causes climate change. The HCD AFFH tool has identified some "disadvantaged communities" in downtown Palmdale and northeast of City center (Figure D-40).

Figure D-40: SB 535 Disadvantaged Communities



Regional Trend. The AFFH Data Tool identified disadvantaged communities in Palmdale, Lancaster and the unincorporated areas to the north and east of those cities. Disadvantaged communities are also found throughout the San Fernando Valley, southern San Gabriel Valley and in the central portion of the Los Angeles Basin (Figure D-41).

Figure D-41: Regional SB 535 Disadvantaged Communities



Housing Choice Vouchers

Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. As of December 2020, 1,894 households in Palmdale received Section 8 assistance. Figure D-42 shows that HCV use is concentrated in downtown as well as areas moving toward Lancaster and to the east and west of downtown. In these tracts, between 15 and 30 percent of the renter households are HCV users. This may be because these areas have the lowest "affordability index" or median gross rents (Figure D-43). Despite low rents, over 40 percent of renter households in these areas are considered cost-burdened (Figure D-33).

Figure D-42: Regional Housing Choice Voucher Utilization by Tract

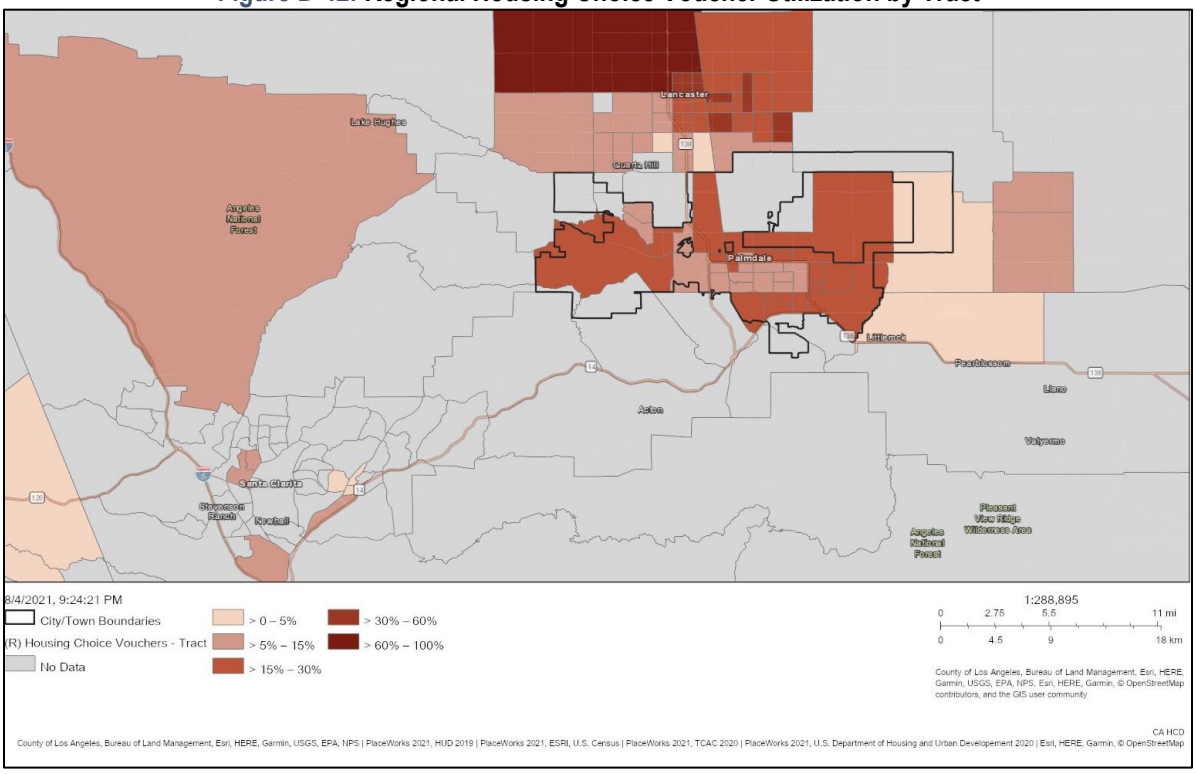
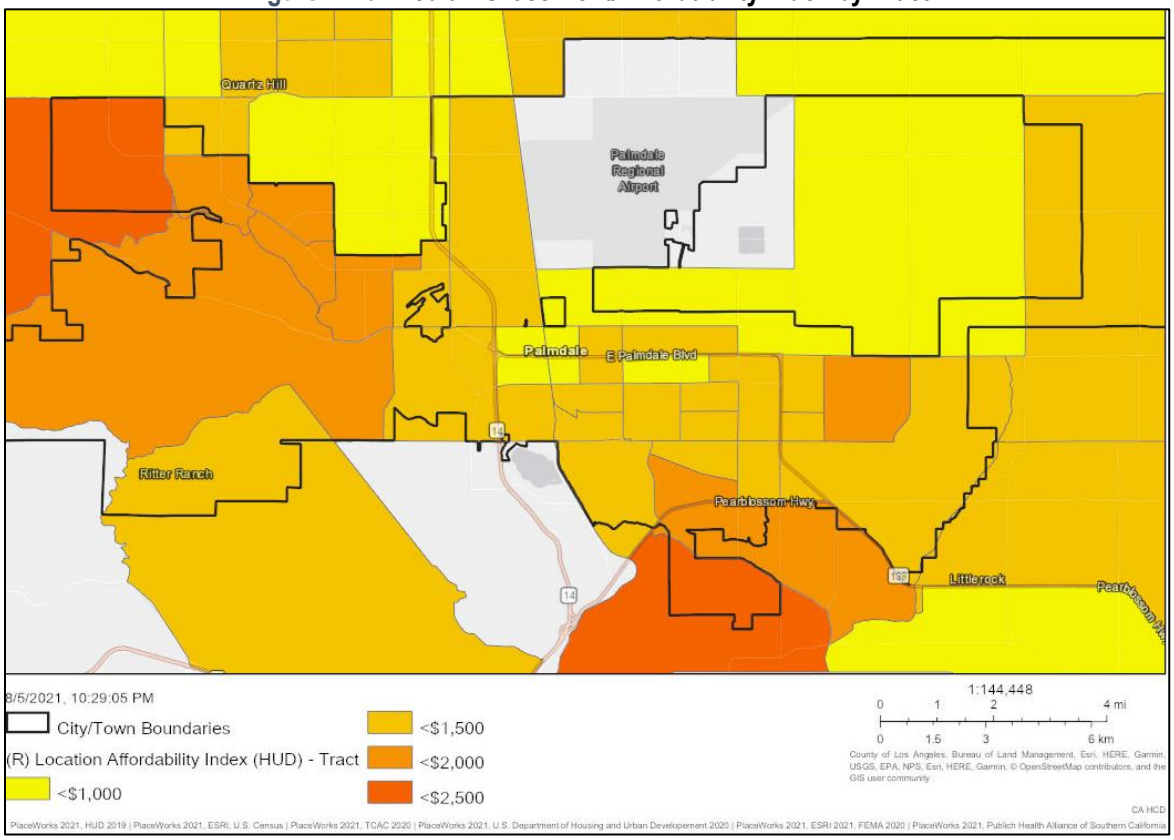


Figure D-43: Median Gross Rent/Affordability Index by Tract



D.2.7 Local Knowledge

Incorporated in 1962, Palmdale has its roots in two small, early communities: Harold (Alpine Station) and Palmenthal.10 Harold Was at the crossroads of two major routes on the Valley floor: the Southern Pacific Railroad tracks and Fort Tejon Road (now Barrel Springs Road). Palmenthal was established in the late 1800s when families moved westward to California from Nebraska and Illinois. When they arrived in the Antelope Valley, they mistook the Joshua trees for palm trees (a sign they were close to the Pacific Ocean) and settled in the area. New irrigation methods and electricity at the turn of the twentieth century helped to revive the area's farming economy. While Palmdale still has portions of its agricultural past, after World War II, Palmdale's economic base shifted to aerospace and defense industry with construction of Air Force Plant 42 and the Federal Aviation Administration's Air Route Traffic Control.11

Neighborhood Development and Housing

As described in the Needs Assessment, Palmdale experienced significant population growth since 1980, Over 80 percent of Palmdale's housing stock has been constructed since 1980 and nearly all new units in Palmdale since 2000 have been single-family units. This can be accounted for by several factors: 1) there was a moratorium imposed on new multi-family housing construction in place between 1999 and 2001; 2) there was substantial public opposition to any new multi-family housing and 3) until October 2012, Palmdale's highest residential density, R-3, allowed a maximum of only 16 units per acre and imposed very restrictive and inflexible development standards, pushing the price of development up. Currently, the housing stock for the City is comprised of: 78 percent detached single-family, 12 percent larger multi-family complexes (5+ units), five percent mobile homes, three percent small multi-family complexes and two percent condominiums. Multi-family development is mainly located along Palmdale Boulevard in the central portion of the city.

The Palmdale General Plan update will provide new opportunities for increased housing production, especially affordable housing, as it will accommodate a larger variety of densities and housing types. More explanation about this.

The City approved the following residential projects in September 2021:

- A request to construct a 151-unit affordable housing development located at the southeast corner of 25th Street East and East Avenue Q-12.
- A request to construct a 56-unit affordable multiple-family residential development located on the northeast corner of East Avenue R and 30th Street East.

Infrastructure Improvements

The City is undertaking the following infrastructure improvements, including in locations designated as low opportunity resource areas and disadvantaged communities:

- Avenue Q Complete Streets Project: located on Avenue Q from Sierra Highway to 20th Street East, the Complete Streets Project is a multimodal corridor plan with recommendations that will improve walking and biking conditions for all ages and abilities; improving the comfort and safety of active transportation in high desert weather. The project will also develop recommendations for land use and zoning along Avenue Q as

[10] City of Palmdale website: www.palmdale.org
[11] Los Angeles County website: https://lacountylibrary.org

part of the comprehensive General Plan and Zoning Updates. Avenue Q is an important east-west connection for Palmdale and is anticipated to link the city's major destinations and activity centers. With a vision for a main street for everyone, the planning process has included virtual meetings, pop-up events and an online survey.

- Palmdale Regional Recreation Complex- located next to CA-14, the City recently received approval to purchase the property. The City's ownership of this site will help to spur redevelopment along Avenue Q.

D.2.8 Summary of Fair Housing Issues from the AI

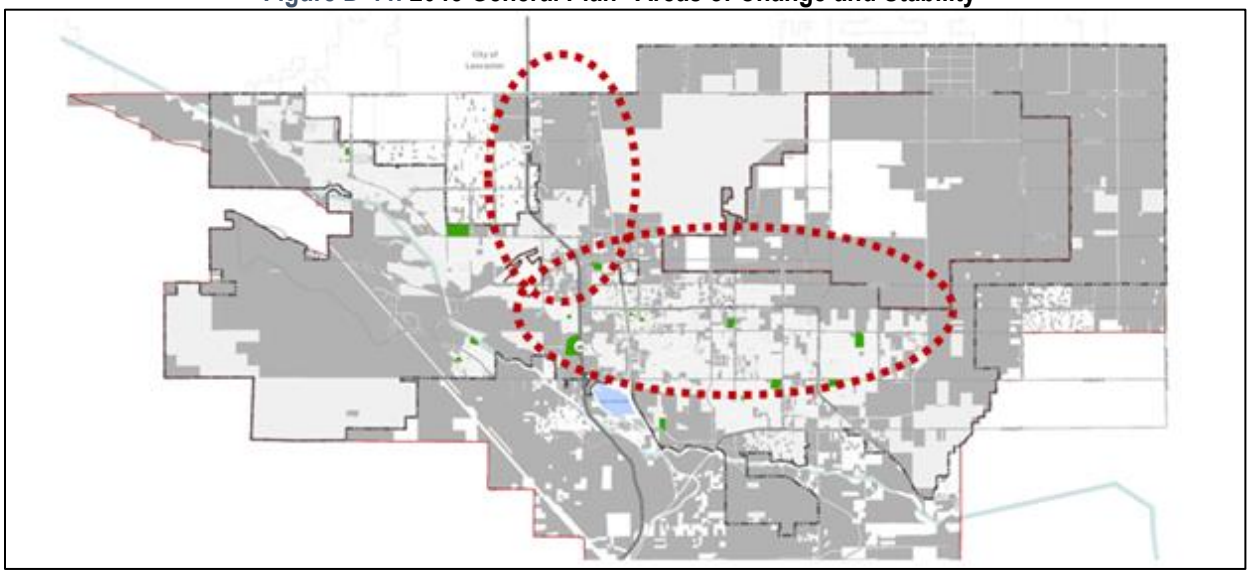
- Discrimination against Persons with Disabilities: Housing Rights Center (HRC) Fair Housing Discrimination Complaint data indicates that a majority of discrimination complaints from 2006-2014 and from 2015-2019 were based on physical or mental disability. The high number of disability-related complaints in Palmdale was consistent with data from other cities at that time and revealed a lack of understanding and sensitivity of the fair housing rights of the disabled.
- Lack of Awareness of Fair Housing Laws: A general lack of knowledge of fair housing rights and responsibilities continues to exist. Increased fair housing complaint intake by HRC and interaction with housing providers and housing seekers during workshops demonstrates a lack of understanding of both Federal and State fair housing law.
- Race/Ethnic Relations: Race/ethnic relations may contribute to bias or stereotypes that have an impact on Fair Housing Choice. Fair housing complaint data from 2006-2009 indicated that race/ethnicity was the second-leading cause of housing discrimination in the City. Further, 33 hate crimes were reported to the Federal Bureau of Investigation (FBI) from 2006-2008—most on the basis of race/ethnicity. The 2015 AI analyzed data from 2008-2012, showing between six and 17 hate crimes per year during that period. For the 2020 AI, data for Palmdale from the FBI revealed 14 hate crimes total for the last four years, with 12 of those hate crimes on the basis of race, ethnicity, or ancestry and two on the basis of religion.

D.3 Sites Inventory

D.3.1 Proposed Sites

Figure 3 in the Housing Plan of this Element shows the sites inventory for the 6th Cycle. Given that the City of Palmdale is over 100 square miles in size, through a SWOT analysis, public input and direction from decisionmakers, the 2045 General Plan Update identified "Areas of Change and Stability" in the central portion of the City, where development should be prioritized in the next 25 years, as shown in Figure D-44. These areas are located away from natural hazards such as the San Andreas Fault and areas prone to wildfires (Very High and High Fire Severity Zones); are located near existing infrastructure (water and sewer); have access to transit along the major arterials and at the Palmdale Transportation Center; and near amenities such as the Palmdale Library and other public services.

Figure D-44: 2045 General Plan "Areas of Change and Stability"



As a means of providing much-needed housing and incentivizing private investment in the City of Palmdale, Housing Element sites are strategically located within these "Areas of Change" where existing water and sewer infrastructure is available. The lack of available infrastructure has been expressed as a financial deterrent and barrier to new development by the Palmdale development community in interviews conducted by the General Plan team.The 6th Cycle housing sites have access to existing and planned public transit, goods, and services within walking distance, and are located near future employment, healthcare, and education centers, as well as future park priority locations, as identified in the General Plan Land Use Map. The existing and planned amenities will support future residents of all ages, abilities, and life stages – a major guiding principle for the Palmdale 2045 General Plan Update.

The areas rezoned for high density residential off Avenue Q and 10th Street East (which accommodate the RHNA for lower-income units) are near the future downtown which was outlined in the recently adopted Palmdale Transit Area Specific Plan. This area will also be home to the future High Speed Rail station and new Palmdale Transit Center which will support local and regional transit use, and enhanced walking and biking for residents. The City of Palmdale is working on a Complete Streets Plan to enhance pedestrian and bicycle circulation and safety along Avenue Q between Sierra Highway and 20th Street East. In addition to the high density residential and RHNA housing sites, this area will also be home to mixed-use districts in varying densities.

D.3.2 Analysis of Sites and AFFH Data

The following is a summary of comparing the proposed site locations with the data in this Appendix. Overall, the sites inventory helps to expand housing options and promotes a pattern of interspersed multi-family residential uses rather than in concentrated locations.

Segregation and Integration. As discussed previously, a majority of Palmdale has high concentrations of racial or ethnic minorities. While most RHNA units are located in block groups with non-White populations exceeding 80 percent, lower income units are not disproportionately located in high racial/ethnic minority population areas when compared to moderate income units.

Approximately 81 percent of lower income units and 86 percent of moderate income units are in block groups where more than 80 percent of the population belongs to a racial or ethnic minority group.

There are no tracts in Palmdale where more than 20 percent of the population experiences a disability. In most tracts, between 10 and 20 percent of the population has one or more disability. This trend is reflected in the City's RHNA sites where approximately 96 percent of lower income units and 98 percent of moderate income units are in tracts with populations of persons with disabilities in the same range.

Children living in female-headed households tend to be most concentrated in the central areas of the City. Sites selected to meet the RHNA are also located in this area due to environmental constraints and access to opportunities described in Section D.31 *Proposed Sites*, above. Only 0.6 percent of lower income units are in the tract where more than 40 percent of children live in female-headed households. Most RHNA units, including 80 percent of lower income units and 86 percent of moderate income units, are in tracts where 20 to 40 percent of children live in female-headed households.

Palmdale also has a high concentration of LMI areas where more than 50 percent of the population is low or moderate income. Due to the high rate of LMI households Citywide, most RHNA units are also in LMI areas, including 81 percent of lower income units and 86 percent of moderate income units.

Racially or Ethnically Concentrated Areas of Poverty. There are four R/ECAPs identified in Palmdale, three of which are concentrated in the center of the City. Despite the presence of R/ECAPs in the City, over 96 percent of RHNA units, including 95 percent of lower income units and 98 percent of moderate income units, are not located within a R/ECAP tract. Further, the sites selected for high density residential uses are located adjacent to the planned downtown area and adopted Palmdale Transit Area Specific Plan which will further enhance the opportunities in the area.

Areas of Opportunity. Most of the City is considered a low resource area with several areas of high segregation and poverty. However, lower income units are not disproportionately located in areas of high segregation and poverty when compared to moderate income units (42 percent vs. 72 percent, respectively). A larger proportion of lower income units are also located in moderate resource tracts in comparison to moderate income units (19 percent vs. 14 percent, respectively). Of the sites to be zoned RN3, more than 800 units will be located in moderate resource areas, thereby promoting housing mobility. As discussed previously, services and opportunities in this area are to be expanded per the General Plan Update described in section D.3.1 *Proposed Sites*.

Disproportionate Housing Needs and Displacement Risk. The central areas of the City, where most RHNA sites are located, have higher concentrations of overpaying renters, and contain several tracts that are considered sensitive communities at risk of displacement. Sites were selected based on environmental suitability, infrastructure availability, access to transit opportunities, and access to services. The planned amenities, described in section D.3.1 *Proposed Sites*, will further expand the opportunities and services accessible in this area of the City.

D.4 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Palmdale.

D.4.1 Insufficient and Inaccessible Outreach and Enforcement

Although the City is improving on the variety of media it uses for outreach, there are limitations to what the City is able to accomplish especially marketing to the specific targeted areas in the City. Outreaching to all populations in the City is challenging especially with being able to provide information and assistance to special needs households. The City also has limited funds that it can provide to support fair housing enforcement and or to help combat discrimination toward persons with disabilities.

Contributing Factors:

- Lack of marketing community meetings
- Lack of targeted outreach
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations

D.4.2 Segregation and Integration

The analysis found that the cost of home ownership within the City could be unattainable for a lot of residents and could cause a lot of economic pressure especially for low and moderate income households. Also, within communities finding and accessing affordable rental housing can be difficult even with lower median rents. In addition, the downtown area of Palmdale shows patterns of segregation, with concentrated population of single female-headed households with children and low- and moderate-income households. As discussed previously, a majority of the units selected to meet the City's RHNA are located in block groups where more than 80 percent of the population belongs to a racial or ethnic minority group, including 81 percent of lower income units and 85.9 percent of moderate income units. Most RHNA units are also located in tracts that are considered LMI areas and tracts where more than 20 percent of children live in female-headed households. The City's RHNA strategy, however, does not disproportionately place lower income units in LMI areas when compared to moderate income units. It is important to note that most areas in the City have higher concentrations of racial/ethnic minority and LMI populations. There are also census tracts that are R/ECAPs and coincide with the tracts that have a concentration of HCV users.

Contributing Factors:

- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing

D.4.3 Access to Opportunities

TCAC composite scores identified several areas of high segregation and poverty within the City. The majority of the areas in the City not of high segregation and poverty were classified as low resource. The majority of these areas also have very low access to job opportunities resulting in low economic outcomes. The tracts of high segregation and poverty were also identified as an SB 535 "disadvantaged community."

Because a majority of the City is categorized as low resource and high segregation and poverty, a majority of units selected to meet the City's RHNA are also in tracts with these designations. RHNA units are generally located in the central areas of the City where high segregation and poverty tracts are more concentrated. More than 50 percent of all RHNA units are in areas of high segregation and poverty including 42.4 percent of lower income units and 71.6 percent of moderate income units.

Contributing Factors:

- Lack of private investments
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of access to local jobs

D.4.4 Racially and Ethnically Concentrated Areas of Poverty

Following the patterns found in regards to other issues, residents in Palmdale, specifically central Palmdale near downtown, are likely to experience housing problems. Cost burdened renter and owner households are concentrated in these areas. Older housing and overcrowded households are also most concentrated in the downtown area which are areas that are racially and ethnically concentrated areas of poverty. These areas are also identified as sensitive communities at risk of displacement.

Contributing Factors:

- Location and type of affordable housing
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods

D.4.5 Prioritizing Contributing Factors

While the above factors all contribute to fair housing concerns in Palmdale, for the purpose of the Housing Element, some factors are prioritized over others as shown in Table 42: Summary Matrix of Fair Housing Issues and Actions for Mitigation.

CITY COUNCIL
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. CC 2022-011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALMDALE ADOPTING THE 2021-2029 DRAFT GENERAL PLAN HOUSING ELEMENT (GPA 21-004)

A. RECITALS

WHEREAS, The City of Palmdale has contracted with the consulting firm of Veronica Tam and Associates under the direction of the Economic and Community Development Department of the City of Palmdale to prepare an update of the City's General Plan Housing Element in accordance with Government Code Section 65588;

WHEREAS, General Plan Amendment 21-004 establishes goals, objectives, policies, and programs for the 2021-2029 planning period that address the housing needs of City residents (hereinafter referred to as "Application");

WHEREAS*,* on December 16, 2021, the Planning Commission of the City of Palmdale reviewed the Application and recommended approval by the City Council; and,

WHEREAS, on January 12, 2022, the City Council of the City of Palmdale conducted a duly noticed public hearing on the Application and concluded said hearing on that date. Evidence, both written and oral, was duly presented and considered by the City Council at the aforesaid public hearing, including but not limited to, the staff report dated January 12, 2022.

B. RESOLUTION

NOW THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF PALMDALE DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

SECTION 1. The City Council hereby specifically finds that all of the facts set forth in the Recitals are true and correct.

SECTION 2. Based upon substantial evidence presented to the City Council during the January 12, 2022, public hearing, including public testimony and written and oral staff reports, the City Council specifically finds as follows:

(a) The proposed change in land use is consistent with State law.

State law requires each city to adopt a General Plan to guide land use and development. Among the various elements of the General Plan is the Housing Element. The application incorporates the housing allocation for the City of Palmdale as determined under the Southern California Association of Government's Regional Housing Needs Assessment by ensuring sufficient capacity to accommodate 6,640 new housing units, including 1,777 very low-income units, 935 low-income units, 1,004 moderate income units, and 2,924 above moderate income units, during the 2021-2029 planning period. The proposed application is required by State Law and therefore meets this finding.

(b) The amendment is suitable and beneficial for the uses permitted within the associated zone districts.

The Application incorporates the housing allocation for the City of Palmdale as determined under the Southern California Association of Government Regional Housing Needs Assessment. It is required that each city adopt land use plans and regulations that create sufficient opportunities for residential development to accommodate its assigned share of the statewide housing needs. The Application as proposed is suitable and beneficial for the uses permitted within the associated zone districts because residential development is permitted within associated residential zones.

SECTION 3. The City Council hereby finds as follows with respect to the environmental documentation:

(a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for the project in conjunction with the 5th cycle of the Housing Element and on September 5, 2012, the Planning Commission adopted an Environmental Impact Report (EIR 11-01) (State Clearing House No. 2012011007). The EIR identified potential significant impacts with respect to: Public Health and Safety, Land Use, Population, Housing, Geology, Hydrology, Biology, Aesthetics and Light and Glare, Archaeology, and Paleontology. A Statement of Overriding Consideration was approved in conjunction with the original approval. Staff has reviewed the EIR to determine whether the project triggered any of the conditions described in Sections 15162, 15163, or 15164 of the California Environmental Quality Act (CEQA) guidelines. The application does not propose significant revisions to the project, there are no significant changes in circumstances and there is no new information of substantial

importance that will involve new significant environmental effects or increase the severity of previously identified significant effects. As such, an addendum to the EIR has been prepared in accordance with CEQA Guidelines Section 15164 and has identified that there are no new or additional significant impacts that were not already addressed by the EIR. The Planning Commission has considered the addendum (Exhibit I) prepared in conjunction with this approval and recommends that the City Council determine that the addendum is appropriate since none of requirements for preparation of a supplemental or subsequent EIR as specified within CEQA Guidelines Section 15162 of 15163 apply to the proposed project.

(b) The custodian of records for the Addendum, and all other materials which constitute the record of proceedings upon which the City Council's decision is based, is the Planning Manager of the City of Palmdale. These documents are available for public review in the Planning Division of the City of Palmdale located at 38250 Sierra Highway, Palmdale, California 93550, telephone (661) 267-5200.

SECTION 4. Based on the findings and conclusions set forth in the above Sections, and based on all other evidence in the record, the City Council hereby approves General Plan Amendment 21-004.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 12th day of January, 2022.

Approved as to form:

_____
Steven D. Hofbauer, Mayor

ATTEST:

_____
Christopher Beck, City Attorney

_____
Shanae S. Smith, City Clerk

I, Shanae S. Smith, City Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the City Council of the City of Palmdale at a regular meeting of said Council held on the 12th day of January, 2022 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ ABSENT: _____

Date: _____ _____
Shanae S. Smith, City Clerk

ATTACHMENT

Exhibit 1. Addendum to 2006-2014 Housing Element

EXHIBIT 1

2021 Housing Element Update

Addendum to the 2006 - 2014 Housing Element EIR

prepared by

City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, California 93550
Contact: Megan Taggart, Planning Manager

prepared with the assistance of

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003

December 2021

rincon
RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

2021 Housing Element Update

Addendum to the 2006-2014 Housing Element EIR

prepared by

City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, California 93550
Contact: Megan Taggart, Planning Manager

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1 Introduction and Project Summary

1.1 Project Title

City of Palmdale Housing Element Update

1.2 Lead Agency Name and Address

City of Palmdale
38250 Sierra Highway
Palmdale, California 93550

Megan Taggart
Planning Manager
Planning Division
661-267-5213
mtaggart@cityofpalmdale.org

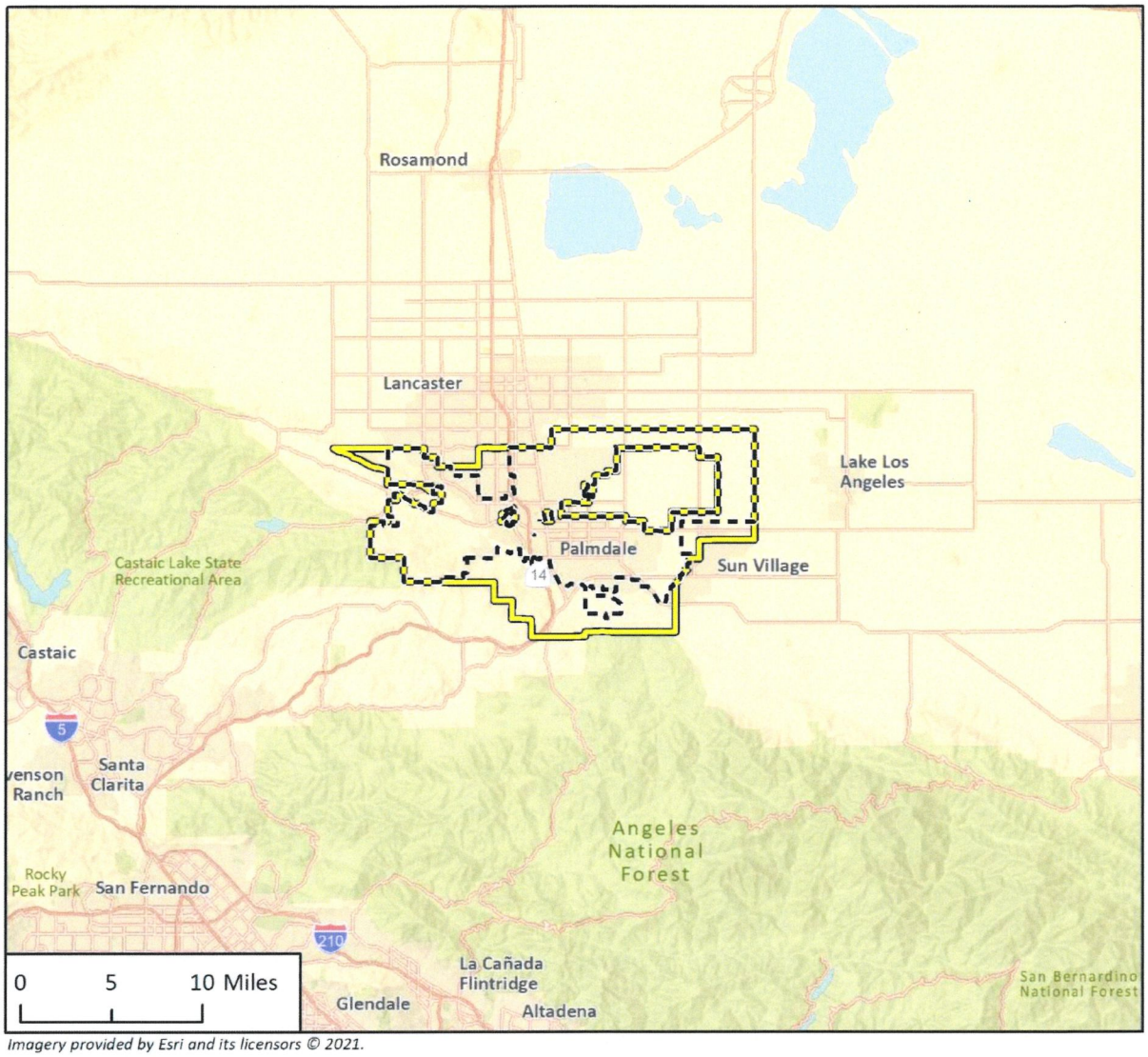
1.3 Project Location

Palmdale is in the Antelope Valley, in the high desert portion of Los Angeles County. The Antelope Valley is separated from the Southern California coastal and Central California valley regions by the Tehachapi Mountains to the northwest and by the San Gabriel Mountains to the south. The far western portions of the city and the Planning Area are in the foothills of the San Gabriel Mountains. Nearby communities include the city of Lancaster to the north; unincorporated communities such as Lake Los Angeles to the east; Sun Village, Littlerock, and Pearblossom to the southeast; Acton to the south; Agua Dulce to the southwest; and Leona Valley to the west. The Antelope Valley Freeway (State Route-14) runs through the Planning Area from north to south, and State Route (SR) 138 runs as Palmdale Boulevard in an east/west direction from its intersection with SR-14 to 47th Street East, then south along 47th Street east, then southeast along Fort Tejon Road and Pearblossom Highway to Littlerock. Figure 1 shows the regional location of the Planning Area and Figure 2 shows the local location. The Planning Area is 106,634 acres, or approximately 166 square miles.

1.4 Project Sponsor's Name and Address

City of Palmdale
38250 Sierra Highway
Palmdale, California 93550

Figure 1 Regional Project Location



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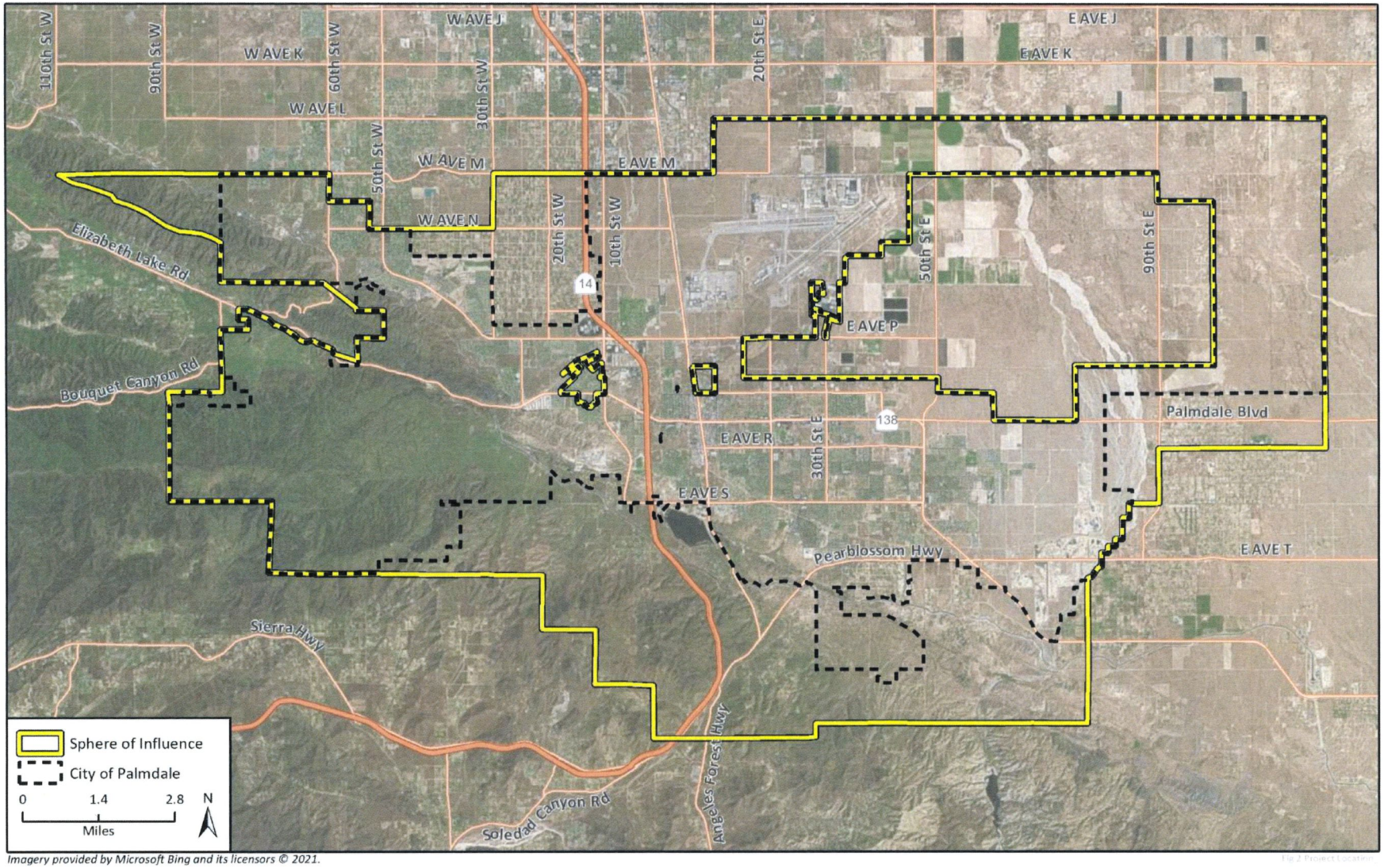
Sphere of Influence
City of Palmdale
Project Location

N

Figure 2 Plan Area



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1.5 Project Description

The project consists of a comprehensive update to the City of Palmdale Housing Element (herein referred to as "Housing Element Update" or "project"). The City's 2006-2014 Housing Element Update underwent environmental review with preparation of an Environmental Impact Report (EIR) that was certified in September 2012 (EIR 11-01). The City of Palmdale 2006-2014 Housing Element Update EIR (herein referred to as the "HE EIR") is a comprehensive document and includes discussion of alternatives and growth inducing impacts associated with urban development in the City at the time it was developed. The 2013-2021 Housing Element Update for the City underwent environmental review in the form of an Initial Study Questionnaire (GP 13-01). The Questionnaire relied on the HE EIR and was found to not require subsequent environmental documentation, pursuant to Public Resources Code 21166 and CEQA Guidelines Section 15162. The 2013-2021 Housing Element Update was found to cause no substantial changes to those analyzed in the HE EIR and all previous mitigation measures from the HE EIR were included in a Mitigation Monitoring Program included with the Initial Study Questionnaire.

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The Housing Element Update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, as defined under State law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The City of Palmdale Housing Element is being updated as part of the State's 6th Cycle Regional Housing Needs Assessment (RHNA) allocation. For the City of Palmdale, the planning period runs from October 15, 2021, through October 15, 2029. The California Department of Housing and Community Development (HCD) determined that the City needs to build 6,640 housing units, with 2,712 of those units affordable to low- and very low-income residents.

The project would bring the City's Housing Element into compliance with State legislation. The Housing Element Update includes a housing sites inventory (Appendix B of the Housing Element Update) that demonstrates how the City plans to meet its 6th Cycle RHNA allocation. However, no development is proposed at the time of adoption of the Housing Element Update. Land use changes (i.e., Zone Change or General Plan land use amendments) that are required to meet the City's RHNA allocation will be approved by a separate process with an accompanying environmental analysis in accordance with the California Environmental Quality Act (CEQA). Pursuant to California Government Code Section 65583(c)(1)(A), the City has three years from the date the Housing Element is adopted to rezone property that is required for the City to plan for its RHNA allocation. The Zone Change process and any amendments to the General Plan land uses will require discretionary review by the City's Planning Commission with the future changes ultimately adopted by the City Council.

The Housing Element Update would not result in environmental impacts because its approval would not directly lead to any physical development. Rather, the Housing Element Update would establish goals and policies designed to guide future development as the City works to achieve State-mandated housing goals. Future development would require project-specific development review because the potential impacts of future developments are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. When a specific development proposal is considered for approval, that project would be subject to adopted development guidelines/standards and must incorporate applicable mitigation measures and alternatives developed in the HE EIR (in accordance with *CEQA Guidelines* Section 15168(c)(3)). If a

subsequent activity (in this case a specific development proposal) would have effects not identified in the EIR (the HE EIR and this Addendum), the lead agency must prepare additional CEQA documentation.

This Addendum, therefore, analyzes the Housing Element Update's potential to have new or substantially increased environmental effects compared to those analyzed in the HE EIR, thereby demonstrating the Housing Element Update's consistency with the HE EIR and satisfying the requirements of CEQA, particularly the provisions of Public Resources Code Section 21083 and Section 15164 of the State CEQA Guidelines.

1.6 Discretionary Action

Implementation of the Housing Element Update would require the following discretionary actions by the City of Palmdale Planning Commission and City Council:

- Approval of an Addendum to the HE EIR
- Approval of a General Plan Amendment to incorporate the Housing Element Update

HCD has provided the City with comments on the City's preliminary draft Housing Element Update. The City has addressed these comments through revisions to the Housing Element Update, and plans to bring the Housing Element Update to City Council for adoption in January 2022. Once the Housing Element Update is adopted by the City Council, the City will submit the adopted Housing Element Update to HCD. HCD will review the Housing Element Update for compliance with State law and then, if it finds it compliant, certify it as such. No other approvals by outside public agencies are required.

1.7 Prior Environmental Document(s)

- City of Palmdale, 2006-2014 Housing Element Update Environmental Impact Report (HE EIR). State Clearinghouse Number 2012011007, certified September 2012.
- City of Palmdale Initial Study Questionnaire for General Plan Amendment 13-01 to establish the 2013-2021 Housing Element Update, prepared August 2013. The Initial Study Questionnaire did not require State Clearinghouse review.

1.8 Location of Prior Environmental Document(s)

A copy of the 2006-2014 Housing Element Update Environmental Impact Report and the 2013-2021 Housing Element Update Initial Study Questionnaire can be viewed at, or obtained through, the City of Palmdale Planning Department, located at 38250 Sierra Highway in Palmdale. Contact information for the City of Palmdale Planning Department is listed in Section 1.2 of this Addendum.

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2 Project Context

The California Legislature has identified the attainment of a decent home and suitable living environment for every resident as the State's major housing goal. Recognizing the important role of local planning programs in pursuing this goal, the legislature mandated that all cities and counties prepare a housing element as part of their comprehensive general plans. Government Code Sections 65580 to 65589.8 set forth the specific components to be contained in a community's housing element.

2.1 Purpose of the Housing Element

The Housing Element of the General Plan is designed to provide the city with a comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. Government Code Section 65580 states that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian family is a priority of the highest order."

Pursuant to the State law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and,
2. To provide a strategy that establishes housing goals, policies, and programs.

The Housing Element is one of the eight General Plan elements the State mandates in Government Code Section 65302. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The Housing Element identifies programs that focus on:

1. Promoting new housing affordable to all income groups;
2. Mitigating governmental constraints;
3. Preserving and improving the existing supply of affordable housing;
4. Addressing the housing needs of special needs populations; and,
5. Affirmatively furthering fair housing.

The Housing Element is an official response to the need to provide housing for all economic segments of the population by establishing goals, policies, and programs that will guide City decision-making.

2.2 Updates to the Housing Element

State law requires that housing elements be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under State law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The City of Palmdale Housing Element is being updated as part of the 6th cycle RHNA allocation, which is for the planning period that runs from October 15, 2021, through October 15, 2029.

2.3 Regional Housing Needs Allocation

The RHNA reflects the California Department of Housing and Community Development's determination of the projected housing needs in a region by household income level as a percent of the Area Median Income (AMI). The Southern California Association of Governments (SCAG) was tasked with allocating this regional housing need among the jurisdictions in the SCAG region, which includes Los Angeles County. Table 1 shows the breakdown of the RHNA for the City of Palmdale during the 2021-2029 planning period.

Table 1 2021-2029 Regional Housing Need Allocation

Income Group	Palmdale Unit Needs	Percent of Total Units	Regional Unit Needs (Los Angeles County)	Percent of Regional Units
Very low (≤ 50% AMI)	1,777	27%	217,243	0.8%
Low (> 50-80% AMI)	935	14%	123,022	0.7%
Moderate (>80-120% AMI)	1,004	15%	131,381	0.8%
Above Moderate (>120% AMI)	2,924	44%	340,384	0.9%
Total	**6,640**	**108%**	**812,060**	**0.8%**

AMI = Area Median Income (established annually by the Department of Housing and Urban Development)[1]

Source: SCAG 2021a

The City had 47,353 housing units in 2021 (City of Palmdale 2021). According to the California Department of Finance (DOF), as of 2021, 80.5 percent of the City's dwelling units were single-family, including 78.7 percent single-family detached units and 1.8 percent single-family attached units. Multi-family dwelling units comprised 14.9 percent of the City's housing stock and 4.6 percent of housing units were mobile homes (City of Palmdale 2021).

2.4 Changes in State Law

The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified in November 2013. The Housing Element Update has incorporated and addressed all pertinent housing law changes.

- Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

[1] The City has a RHNA allocation of 1,777 very low-income units (inclusive of extremely low-income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing units needed based on Census income distribution or assume 50 percent of the very low income units as extremely low income. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate separate accounting for the extremely low-income category

- Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)
- No-Net-Loss Zoning: Senate Bill 166 (2017)
- Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)
- By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)
- Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)
- Density Bonus: Assembly Bill 1763 (2019)
- Housing Crisis Act of 2019: Senate Bill 330
- Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)
- Housing Impact Fee Data: Assembly Bill 1483 (2019)
- Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)
- Evacuation Routes: Senate Bill 99 and AB 747 (2019)

2.5 City of Palmdale General Plan

State law mandates that each city and county in California adopt a comprehensive, long-term general plan, the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services including but not limited to sewer, water, roadways, parks, and emergency services.

The City of Palmdale General Plan, last amended in November 2013, is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision. A General Plan reflects the priorities and values of the community.

City decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing open space, habitat conservation, recreation programming, and community character.

State law requires that every General Plan, at a minimum, address certain subject categories (referred to as elements), which include land use, circulation, housing, conservation of natural resources, environmental justice, open space, noise, and safety. A General Plan may also address other subjects that are of importance to the community's future, such as sustainability, community design, and public art. Palmdale's current General Plan includes the following elements:

- Circulation
- Community Design
- Environmental Resources
- Land Use
- Noise
- Parks, Recreation and Trails
- Public Services

- Safety

2.6 Palmdale 2006-2014 Housing Element Update EIR

The Palmdale HE EIR addressed the potential environmental effects of addressing housing needs through the existing housing stock and identification of new sites to accommodate housing needs for the balance of housing needs not achieved through existing housing. Resulting levels of environmental impacts are detailed in Table 2. Mitigation measures were incorporated into the HE EIR to reduce potential impacts from project development under the Housing Element.

Table 2 Summary of Areas of Potential Impact under the Palmdale HE EIR

Issue Area	Level of Significance After Mitigation	Mitigation Proposed in the HE EIR
Aesthetics	Less than significant	None
Agricultural Resources	Less than significant	None
Air Quality	Significant and unavoidable	AQ-1 through AQ-5
Biological Resources	Less than significant	BIO-1 through BIO-7
Cultural Resources	Less than significant	CUL-1
Energy	Less than significant	None
Geology and Soils	Less than significant	CUL-1
Greenhouse Gas and Climate Change	Significant and unavoidable	None
Hazards and Hazardous Materials	Less than significant	HAZ-1 through HAZ-4
Hydrology and Flood/Water Quality	Less than significant	None
Land Use Planning	Less than significant	None
Mineral Resources	Less than significant	None
Noise	Significant and unavoidable	NOI-1 through NOI-3
Population and Housing	Less than significant	None
Public Services	Less than significant	None
Recreation	Less than significant	None
Transportation and Circulation	Significant and unavoidable	TR-1 through TR-23
Tribal Cultural Resources	Less than significant	None
Utilities and Service Systems	Significant and unavoidable	None
Wildfire	Less than significant	None

2.7 Housing Element Update

The 2021 Housing Element Update has the following major components:

- An **introduction** to review the legal framework of the Housing Element, sources of data, and relationship with other General Plan elements (Section 1).

- A review of past and ongoing **community outreach,** including stakeholder meetings, the General Plan advisory committee, community events and survey, City Council and Planning Commission briefings, and the Envision Palmdale 2045 website (Section 2).
- A comprehensive **housing needs assessment** that is comprised of a community and household profile, special housing needs, housing stock characteristics, housing preservation needs, and regional housing needs (Section 3).
- An analysis of **constraints** on housing production and maintenance, including market, governmental, and environmental limitations to meeting the City's identified needs (Section 4).
- A review of **housing resources** available to facilitate and encourage the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation (Section 5).
- A review of the city's **housing action plan** to establish strategy to address the housing needs and mitigating constraints with available resources (Section 6).

A series of appendices to the project provide additional documentation. Appendix A reviews public outreach; Appendix B details the site inventory; Appendix C reviews past accomplishments toward meeting RHNA allocations; and, Appendix D assesses fair housing.

Goals, Policies, and Programs

The primary objective of the Housing Element is to encourage the production of new housing units to meet the RHNA and housing for special needs populations. This is done by adopting a series of goals and policies that support programs related to housing production, mitigation of governmental constraints, affordable housing, special needs housing, and fair housing. The Housing Element Update goals, policies, and programs are included below and referenced throughout this Addendum as appropriate. Goals and policies can be found in Section 6.1 of the Housing Element Update and supporting programs can be found in Section 6.2.

Goal 1: Promote the construction of a variety of residential development opportunities for all income groups

- Encourage the production of housing for all segments of the City's population, including all income levels (including extremely low-income households) and those with special needs;
- Encourage a variety of housing types such as single-family attached (townhomes), multi-family units, planned unit developments, mixed-use housing, and other housing types to fulfill regional housing needs;
- Encourage the development of new affordable units through the provision of incentives; and,
- Encourage the development of housing that is affordable to lower income groups in areas well served by public transportation, schools, retail, and other services.

Goal 2: Preserve and improve the existing supply of affordable housing

- Require that all units developed under any of the City affordable housing programs remain affordable for the longest possible time or at least 30 years;

- Use regulatory and financial tools to make mobile home spaces permanently affordable; and,
- Preserve or replace units with expiring subsidies.

Goal 3: Mitigate local government constraints on housing

- Assess financial impacts of zone changes on housing affordability;
- Assess feasibility of land use concessions and fee reductions to make new housing more affordable; and,
- Revise the Zoning Ordinance when necessary to remove constraints in compliance with State law.

Goal 4: Promote equal housing for all persons regardless of their special characteristics as protected under State and Federal fair housing laws

- Ensure that mixed income housing is focused in areas that have access to transit and resources, specifically in Residential Neighborhoods of RN2 and above and all the Mixed-Use Districts; and,
- Provide fair housing services that include public information, counseling, and investigation.

Goal 5: Facilitate adequate housing for households with special needs

- Permit a variety of housing types for seniors including dependent housing units and congregate housing with supportive services;
- Recognize the unique characteristics of elderly and disabled households and address the special needs of these households; and,
- Establish and maintain standards for units designated as senior units to ensure that they are accessible and convenient for older persons and persons with disabilities.

Goal 6: Address the needs of persons experiencing homelessness

- Provide emergency food, shelter and referrals to homeless and very low-income individuals and families;
- Provide zoning designations for the development of shelters for the homeless;
- Cooperate in regional homeless assistance feasibility studies; and,
- Provide referral services and accept referrals from homeless service agencies for emergency housing placement.

Goal 7: Increase access to safe and adequate housing for people with disabilities

- Ensure access for the disabled in residential, commercial, and public structures; and,
- Educate property managers about the reasonable accommodation provisions of the Americans with Disabilities Act and Federal and State fair housing laws through the Partners Against Crime program and the fair housing services provider.

Goal 8: Implement energy and water conservation measures

- Ensure that energy and water conservation measures are included in all new development and redevelopment projects using an energy conservation checklist;

- Inform the public about retrofitting their homes with energy and water conservation measures; and,
- Incorporate native desert vegetation as a condition of approval for all proposed housing projects.

Goal 9: Enhance vitality and safety of existing residential neighborhoods

- Actively enforce compliance with health, safety, building, fire, law enforcement and other regulations in all neighborhoods;
- Actively enforce the City's property maintenance ordinance; and,
- Improve property maintenance and management by providing training to owners and managers.

Goal 10: Promote neighborhood versatility by encouraging a mix of new housing alternatives to increase affordability and promote home ownership

- Encourage voluntary inclusionary housing by offering incentives to developers;
- Evaluate the feasibility of small lots, reduced setbacks or other modifications to reduce the cost of development; and,
- Encourage mixed-use housing in designated areas along transportation corridors and other commercial areas.

Promote New Housing Affordable to All Income Groups

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss

The City of Palmdale has been assigned a RHNA of 6,640 units, as shown in Table 1. Accounting for pipeline projects and potential ADUs, the City has a remaining RHNA of 3,604 units (1,739 very low income, 863 low income, and 1,002 moderate income units). Through the General Plan update, the City is creating a new land use designation, Residential Neighborhood 3 (RN3) (20 to 30 units per acre), to facilitate the development of affordable and workforce housing. The General Plan update is anticipated to be adopted by Spring 2022. Following the General Plan adoption, a comprehensive Zoning Code update will take place and will include standards to facilitate the allowable densities.

To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and affordability assumed on parcels included in the sites inventory
- Actual units constructed and income/affordability when parcels are developed
- Net change in capacity, and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and,
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning

Program 2: By-Right Approval of Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households. This requirement applies to sites identified to meet the lower income RHNA (refer to RN3 sites included in Appendix B of the Housing Element Update) when rezoning to make these sites available occurs after October 15, 2021 (statutory deadline of the Housing Element Update).

Program 3: Accessory Dwelling Units (ADUs)

ADUs represent an important affordable housing option to lower and moderate-income households. The City will explore incentives and tools to facilitate ADU construction. Incentives and tools may include, but not are limited to, preapproved site and floor plans, expedited reviews, reduced fees beyond State law requirement, allowance of larger ADUs subject to discretionary review, and online resources on the City's website.

Program 4: Small Lot Consolidation Program

While the City does not rely on small sites to fulfill its lower income housing needs, the City will play an active role in facilitating lot consolidations in order to promote efficient infill development. As an example, the City will work with non-profit developers and owners of small sites (less than one-half acre) to identify and consolidate parcels to facilitate the development of housing affordable to lower income households. The lot consolidation procedure will also be discussed with developers during the Pre-Application process. Lot consolidation will include allowing higher densities and larger parcels once consolidated, flexibility in development standards, expedited processing and/or reduced fees related to consolidation.

Program 5: Large Site Development Program

The City will play an active role in facilitating land divisions and lot line adjustments on larger sites to assist the development of housing for lower income households. Parcel sizes that would facilitate multi-family developments affordable to lower income households in light of federal, State and local financing programs are generally between two and ten acres in size. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

Program 6: Affordable Housing Land Bank

The City acquired one lot in the Palmdale Transit Area Specific Plan for affordable housing. As funding permits, the City will continue to acquire and assemble parcels of land for the new construction of affordable housing.

Program 7: Affordable Housing Development

The City will actively facilitate the development of affordable housing, including housing for extremely low income households. As funding permits, the City will provide funding in the form of land, and/or low-interest, deferred interest or residual receipts loans to nonprofit affordable housing organizations to construct new affordable units. In addition, the City will also facilitate affordable development with assistance in site identification and technical assistance.

Mitigate Governmental Constraints

Program 8: Zoning Amendments

Recent changes to State law necessitate amendments to the Zoning Ordinance. Specifically, these include:

- **Affordable Housing Streamlined Approval**: SB 35 allows a streamlined, ministerial review process for multifamily residential projects that meet certain minimum affordable housing guarantees.
- **Density Bonus:** AB 2345, signed by the Governor in September 2020, incentivizes the production of affordable housing by increasing the maximum available density bonus from 35 percent to 50 percent for qualifying projects not composed exclusively of affordable housing.
- **Emergency Shelters:** SB 2 allows a separation requirement of no more than 300 feet. The Palmdale Zoning Ordinance requires the distance separation requirement between Homeless Shelters to be at least 300 feet.
- **Emergency and Transitional Housing:** AB 139 states that local governments may include parking requirements for emergency shelters but specifies that adequate parking must be based solely on shelter staffing levels and not exceed the requirements for residential and commercial uses in the same zone.
- **Low Barrier Navigation Center:** AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multifamily residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center.
- **Supportive Housing:** AB 2162 requires that supportive housing developments with 50 or fewer units be permitted by-right in zones where multi-family and mixed-use developments are permitted, provided the development meets certain requirements. Additionally, the bill prohibits jurisdictions from imposing parking requirements based on the number of units for supportive housing developments within one half mile of a public transit stop.
- **Farmworker and Employee Housing:** The State Employee Housing Action regarding farmworker housing (Health and Safety Code Section 17021.6) specifies that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units is considered an agricultural land use and therefore similarly permitted where agricultural uses are permitted. Furthermore, the Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees must be deemed a single-family structure with a residential land use designation.
- **Large Residential Care Facilities:** Currently, the Palmdale Municipal Code allows these facilities with a Site Plan Review approval in the R-2, R-3, R-4 and MX zones. In addition, large residential care facilities are conditionally permitted in the C-2 zone. During the 6th cycle

Housing Element reviews, HCD has identified the exclusion of large community care facilities from lower density residential zones as a potential constraint on housing for persons with disabilities. The City will evaluate expanding such facilities to all residential zone districts.

Preserve and Enhance the Existing Supply of Affordable Housing

Program 9: Homeownership Assistance Programs

The City administers a number of programs to assist in homeownership. However, funding for these programs has depleted. The City will pursue funding to reinstate these programs during the 2021-2029 Housing Element. Specific program parameters may be adjusted to reflect funding program requirements and current market conditions.

- **Mortgage Assistance Program:** Program to provide down payment assistance for qualified first-time homebuyers. To be used with the Homes for Families CalVet REN development, the Transit Village project for sale of townhomes to low-moderate income families, and resale of Housing Authority single-family residential properties.
- **Mobile Home First Time Homebuyer Program:** Provides down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of Palmdale-owned mobile home parks.

Program 10: Housing Rehabilitation Assistance

The City administers a number of housing rehabilitation programs to assist lower income homeowners in making necessary repairs and improvements. Assistance to rental properties also helps lower income tenants access decent and adequate housing. The City's programs include:

- **Emergency Grant:** Provides one-time grants for housing repairs to very low income (50 percent AMI) owner-occupants of single-family homes.
- **Single-Family Residential Rehabilitation:** Designed for three specific categories of low income, owner-occupied households: seniors and/or disabled persons; homeowners who purchased a HUD home in need of repairs; and homeowners to correct unsafe or unhealthy conditions.
- **Multi-Family and Single-Family Rental Unit Rehabilitation:** Make low-interest loans to owners of single- and multi-family rental properties. Owners must agree to rent their properties to eligible low-income households and to maintain the affordability of the assisted units for a period governed by the funding source.

However, due to funding limitation, the City has not been able to issue loans under the Single-Family Residential Rehabilitation or Multi-Family and Single-Family Rental Unit Rehabilitation programs. The City will pursue funding to reinstate these programs during the 2021-2029 Housing Element. Specific program parameters may be adjusted to reflect funding program requirements and current market conditions.

Program 11: Rental Housing Inspection Program

The Palmdale Building and Safety Division will proactively inspect all residential rental properties on a regular schedule. All rental properties are required to register with the City. Buildings in compliance must be re-inspected at 5-year intervals; buildings with violations must be reinspected annually. The Building and Safety Division will also continue to respond to code violation complaints.

Program 12: Vacant and Abandoned Property Registration Program

The City administers an abandoned and vacant property registration program as a mechanism to protect neighborhoods and commercial areas from becoming blightedthrough the lack of adequate maintenance and security of abandoned and vacated properties by requiring any beneficiary or any trustee of a Deed of Trust to register the property with the City.

Program 13: Mobile Home Space Rent Control

This ongoing program regulates increases in month-to-month rent costs for mobile home park spaces to ensure that the spaces remain affordable to low- and moderate-income occupants.

Program 14: Conversion of At-Risk Units

Three projects are considered at risk of converting to market-rate housing – Carmel Apartments (23 units); Desert View Apartments (55 units); and East 35th Street Apartments (48 units). In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower income households. The City's objective is to retain all at risk units in the City as lower income housing.

Address the Housing Needs of Special Needs Populations

Program 15: Senior Housing

The City will pursue the development of a variety of housing options suitable for seniors with different needs. Specifically, pursue affordable housing opportunities for seniors with lower income (especially extremely low income) in areas with access to transportation and services.

Program 16: Housing for the Developmentally Disabled

Work with the North Los Angeles County Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website.

Program 17: South Antelope Valley Emergency Services Program (SAVES)

The City provides administrative funding to the SAVES Program, which provides service referrals, motel vouchers and emergency food and clothing to homeless and very low income individuals and families in Palmdale. SAVES refers clients to the Antelope Valley Access Center year-round and accepts referrals from the center when appropriate.

Affirmatively Further Fair Housing

Program 18: Place-Based Neighborhood Improvement Program

This is a comprehensive program to improve the quality of selected low- and moderate-income single-family Palmdale neighborhoods by enforcing compliance with building, safety, health, fire, and other regulations and improving the overall appearance of neighborhoods. The program is implemented by a team made up of officials from the City Departments of Planning, Building and Safety, Public Works, the Housing Division, Code Enforcement, the Fire Department, the Sheriff's Department and other agencies. This program sponsors neighborhood clean-ups, installs infrastructure improvements such as sidewalks and streetlights and uses City assistance to make loans or grants for facade improvements such as paint, landscaping and fences.

Program 19: Partners Against Crime (PAC)

PAC coordinates the activities of the Sherriff's Department, Code Enforcement, Housing, Public Safety, and Building and Safety to proactively address issues such as crime, maintenance and encourage effective property management in the City's multi-family housing. The team meets monthly to share information about properties engaged, management and tenant concerns and positive steps to address any issues.

PAC offers a Crime Free Multi-Family Housing and Mobile Home Park Certification to building owners/managers. It is a three-phase program that includes: 1) an 8-hour property management training session; 2) how to start and maintain a neighborhood watch program for building tenants; and 3) a building inspection referred to as CPTED (crime prevention through environmental design). Information on affirmative marketing requirements is included in the training workshops.

Program 20: Fair Housing Services

Contract with the Housing Rights Center or other fair housing provider to provide fair housing services to Palmdale residents that include a monthly three-hour walk-in fair housing clinic at City Hall, intake and investigation of housing discrimination complaints and referrals for other types of issues, periodic public service announcements on fair housing law, and mailings to lenders. Housing Rights staff also attends the monthly meeting of the Antelope Valley Homeless Coalition. The City and the Housing Rights Center or other fair housing provider will conduct outreach and education activities, distribute literature and publicize the availability of fair housing services through various media.

3 Overview of CEQA Guidelines §15164

California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when a project has a previously certified EIR.

CEQA Guidelines Section 15164 states that a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. *CEQA Guidelines* sections 15162(a) states that no Subsequent or Supplemental EIR shall be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
   A. The project will have one or more significant effects not discussed in the previous EIR.
   B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
   C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
   D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 analyzes if the lead agency can approve the activity as being within the scope of the existing certified EIR; and if an addendum to the existing EIR would be appropriate and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the final EIR, and the decision-making body shall consider the addendum with the final EIR prior to deciding on the project.

The City has prepared this Addendum, pursuant to *CEQA Guidelines* Sections 15162 and 15164, to evaluate if the project's environmental impacts are covered by and within the scope of the City of Palmdale HE EIR (September 2012, State Clearinghouse Number 2012011007). The following Addendum details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources.

The responses herein substantiate and support the City's determination that the Housing Element Update goals, policies, and programs are within the scope of the City of Palmdale HE EIR, do not require subsequent action under *CEQA Guidelines* Section 15162 and, in conjunction with the EIR, adequately analyze potential environmental impacts.

4 Environmental Effects and Determination

Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

■ NONE

□ Aesthetics	□ Agricultural and Forestry Resources	□ Air Quality
□ Biological Resources	□ Cultural Resources	□ Energy
□ Geology and Soils	□ Greenhouse Gas Emissions	□ Hazards and Hazardous Materials
□ Hydrology and Water Quality	□ Land Use and Planning	□ Mineral Resources
□ Noise	□ Population and Housing	□ Public Services
□ Recreation	□ Transportation	□ Tribal Cultural Resources
□ Utilities and Service Systems	□ Wildfire	

Determination

Based on this analysis:

□ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate and this evaluation serves as an ADDENDUM to the City of Palmdale, 2006-2014 Housing Element Update Environmental Impact Report, State Clearinghouse Number 2012011007 dated September 2012.

Lead Agency Representative:

Signature	Date
Printed Name	Title

5 Addendum Evaluation Methodology

5.1 General Plan Consistency

The Housing Element is a component of the City's General Plan and is periodically updated pursuant to state law. The Housing Element Update is required to be consistent with the vision of the General Plan and is supported by goals and policies of the other General Plan Elements. The General Plan is being updated concurrently with the Housing Element and is expected to be completed by summer 2022. The General Plan Elements and policies that relate to the goals and policies of the Housing Element are summarized below:

- The **Circulation Element** addresses the City's plans to upgrade and expand its pedestrian walkways, surface streets, arterials and regional highways, public transportation, rail service and air service.
- The **Community Design Element** establishes guidelines for developers, staff, and decision-makers to use in evaluating whether development projects meet the design goals of the City for functional, efficient, and attractive development.
- The **Environmental Resources Element** provides a basis to evaluate existing resources and plan for their protection. The goal of this Element is to improve the long-term quality of life for Palmdale residents through the rational management of natural resources and open space lands.
- The **Land Use Element** addresses the rapid growth and resulting development patterns which have occurred in Palmdale and establishes a framework for focusing future growth in a logical manner.
- The **Noise Element** contains policies to protect residents from unacceptable noise levels and safety concerns by guiding future development away from significant noise sources and potential hazards and by enforcing mitigations when necessary.
- The **Parks, Recreation and Trails Element** serves to guide future development of parks, recreational facilities, multi-use trails, bikeways, and open space areas to serve the recreation needs of existing and future city residents.
- The **Public Services Element** sets forth policies and standards for the rational and cost-efficient provision and extension of public services to support planned development. It addresses present conditions and concerns and establishes measures to accommodate future growth and development patterns.
- The **Safety Element** presents a plan for minimizing hazards to public health and safety by outlining natural and man-made hazards that affect existing and future development. It provides guidelines for protecting residents from injury and death, identifying present conditions and public concerns, setting policies and standards for improved public safety, and planning for protection from potential disasters. The Safety Element meets the requirements of SB 1035.

Accommodation of the RHNA

Palmdale's RHNA for the current planning period is 6,640 units, including 2,712 very low and low-income housing units, 1,004 moderate housing units, and 2,924 above moderate housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units. As shown in Table 3, the City

anticipates the development of 160 Accessory Dwelling Units (ADUs) during the eight-year planning period, which would accommodate 110 very low and low income units, two moderate income units, and 48 above moderate income units. Two entitled projects, City Ranch (2,318 units) and Ritter Ranch (5,169 units) would fully accommodate the City's RHNA for above moderate-income levels by providing 7,487 units. To accommodate the remaining RHNA for very low, low, and moderate-income levels, the City would create a new land use designation, Residential Neighborhood 3 (RN3) in the General Plan update, which would allow for 20 to 30 dwelling units per acre (DUA). Vacant lots that would be developed under the RN3 designation would create a site inventory of at minimum 4,939 potential units, 3,480 of which would be affordable for very low- and low-income levels and 1,459 of which would be affordable for moderate-income levels. The potential ADUs, pipeline projects, and sites inventory under the new RN3 land use designation leaves a significant buffer of 5,946 housing units, 1,418 of which would be very low- and low-income units, as recommended by HCD.

Table 3 Land Inventory per Site Category

Site Category	Very Low/ Low	Moderate	Above Moderate	Total
Potential ADUs	110	2	48	160
Existing Entitled Projects	–	–	7,487	7,487
New RN3 Inventory Sites	3,480	1,459	–	4,939
Total Units Accommodated by Land Inventory	**3,590**	**1,461**	**7,535**	**12,586**
RHNA Required	**2,172**	**1,004**	**2,924**	**6,640**
Total Unit Surplus (Buffer)	**1,418**	**457**	**4,611**	**5,946**

Source: Draft 2021-2029 Housing Element Update

Although the housing sites inventory has been identified for future planning purposes as part of the Housing Element Update, adoption of the Housing Element itself does not change the current zoning or General Plan designations of the properties. Once zoning ordinances codifying the RN3 General Plan land use designation are adopted, the Housing Element Update would facilitate development on those sites. California Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the start of the Housing Element planning period to rezone sites, including adoption of minimum density and development standards. Therefore, the City's rezoning program, which is identified as Program 8 in Chapter 6 (Housing Plan) of the Housing Element Update, would be a separate project and evaluated in accordance with CEQA at the time of its review. Prior to the approval of any changes in land use, the City would evaluate the potential environmental impacts from the rezoning or change in the General Plan Land Use Element.

Housing Element Update Plan Sites Inventory Assumptions

The City has opportunities for residential development, but its current land use and zoning structure constrains opportunities to construct more multi-family homes. The General Plan update would introduce the RN3 land use designation, which allows 20 to 30 DUA, to permit additional moderate density residential buildings. The Housing Element Update sites inventory utilizes vacant RN3 sites that have access to sewer and water and are suitable for the development of lower income housing. As outlined under Section 2.7, *Promote New Housing Affordable to All Income Groups*, sites on RN3 areas that are inventoried for lower income RHNA development would require by-right approval once the Zoning Ordinance is amended.

It is also necessary to accommodate for a variety of site-specific factors that cannot be evaluated until a development proposal is brought to the City for review, such as previous development applications submitted for the site, conversations with landowners, development standards and requirements of the corresponding specific plan, and site-specific environmental constraints such as topography, seismic activity, flooding, and wildfire hazard zones. Future development on parcels within the RN3 zone would therefore still be subject to City development review to analyze these factors and confirm that individual project development applications would comply with applicable City standards.

Figure 3 maps the locations of the RN3 sites. A detailed sites inventory of the residential capacity of each site is located in Appendix B of the Housing Element Update.

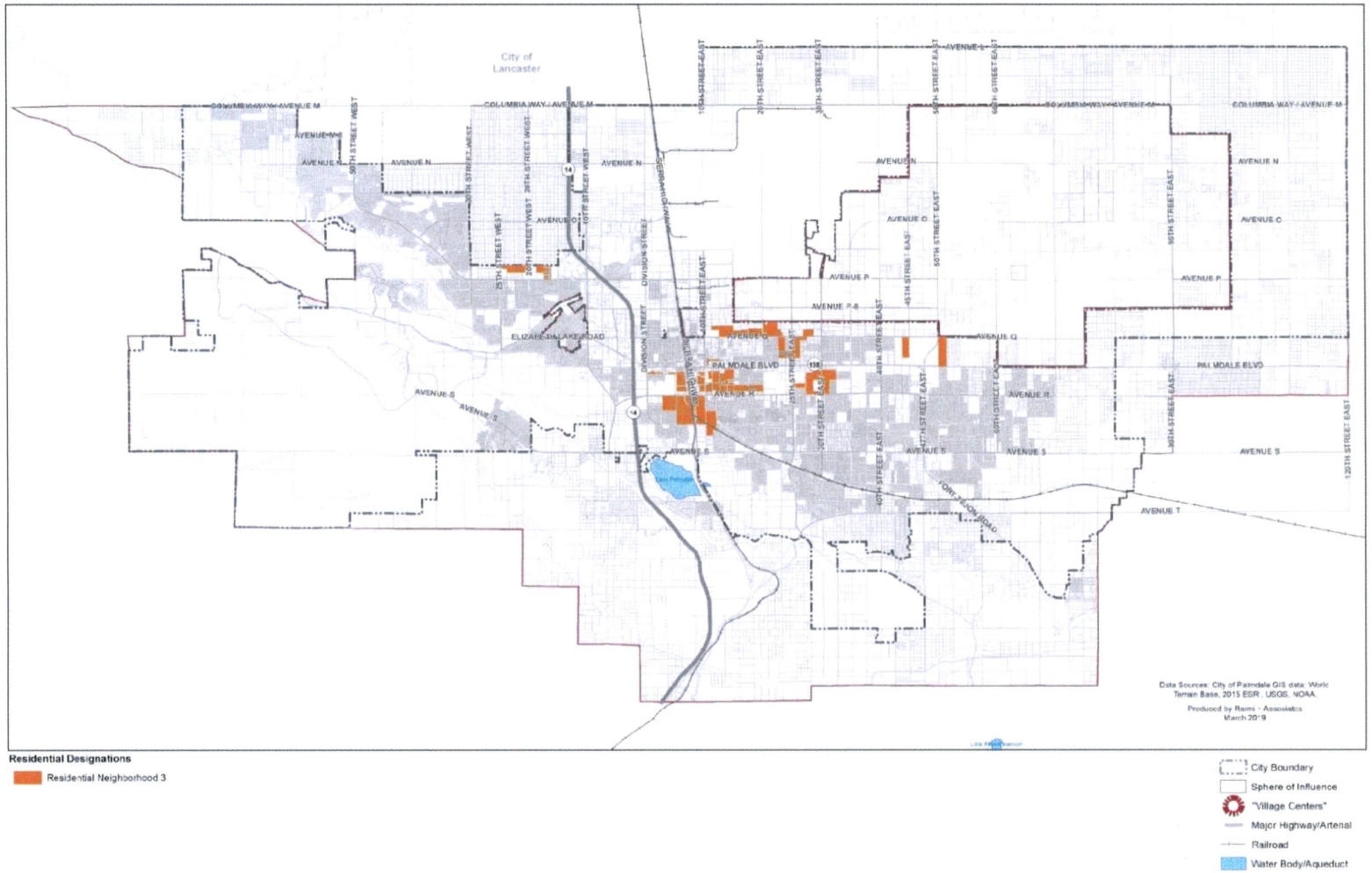
5.2 Preliminary Environmental Constraints

State housing law requires the City to review both governmental and non-governmental constraints to the maintenance and production of housing for all income levels. Since local governmental actions can restrict the development and increase the cost of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing" (Government Code Section 65583(c)(3)).

Several factors can constrain residential development. These include market constraints, such as development costs and interest rates, and governmental constraints, which include land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure constraints can also impede residential development.

Environmental constraints to residential development typically relate to the presence of sensitive habitat, flooding, topography, and other natural and physical characteristics that can limit the amount of development in an area or increase the cost of development. The Housing Element Update, in and of itself, does not propose specific development projects; rather it puts forth goals, policies, and programs that support housing efforts in Palmdale. Each future housing development project and housing program adopted in the Housing Element would be subject to separate review to determine potential impacts on the environment related to each project.

Figure 3 RN3 Rezone Housing Sites



Residential Designations

Residential Neighborhood 3

City Boundary
Sphere of Influence
"Village Centers"
Major Highway/Arterial
Railroad
Water Body/Aqueduct

0 1.5 3 Miles

N

Source: Rami + Associates, 2019.

6 Addendum Evaluation

1 Aesthetics

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Except as provided in Public Resources Code Section 21099, would adoption of the 2021 Housing Element Update:							
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	Yes	Yes
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant	None	No	No	No	Yes	Yes
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other	Less Than Significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
regulations governing scenic quality?							
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Less than Significant	None	No	No	No	Yes	Yes

HE EIR Aesthetics Findings

The HE EIR determined that impacts to aesthetic resources would be less than significant for visual character, scenic vistas, scenic resources, and light and glare. Implementation, in combination with past, present, and potential future cumulative development in the area, would increase the population density in Palmdale and would alter the City's physical environment. Required adherence to the City of Palmdale's Housing Element policies and programs would reduce impacts associated with new development to aesthetics to a less than significant level.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. All potential development on vacant RN3 inventory sites would be limited to 45 feet in height and have a density range of 20 to 30 DUA. Similar to the aesthetics impacts of the properties analyzed by the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, the project would add to the existing developments in the area, which lack visual consistency. Furthermore, future development would abide by development standards of the Zoning Ordinance. Additionally, there are no protected scenic vistas and all RN3 sites are urban infill sites that would not provide or hinder views of the San Gabriel Mountains to the south. Since these sites lack consistent surrounding visual character and development would adhere to the Zoning Ordinance, the aesthetics on these properties would not create a significant change from current conditions.

The Housing Element Update, does not include a specific project involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, , result in impacts to visual character, scenic vistas, or scenic resources, and will not create new sources of substantial light or glare which adversely affects views.

All future development aligning with the Housing Element Update would undergo project-specific development review, including design review, to ensure compliance with the Zoning Ordinance and address potential impacts related to aesthetics. Development proposals would be subject to adopted development guidelines, including standards that govern visual quality, community design, scenic highways, and light and glare. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusion

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of aesthetics is required.

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2 Agricultural and Forestry Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would adoption of the 2021 Housing Element Update:							
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Less than significant	None	No	No	No	Yes	Yes
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Less than significant	None	No	No	No	Yes	Yes
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	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
by Government Code section 51104(g))?							
d. Result in the loss of forest land or conversion of forest land to non-forest use?	Less than significant	None	No	No	No	Yes	Yes
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Agricultural and Forestry Resources Findings

The HE EIR determined that there would be no impact to agricultural and forestry resources for conversion of farmland or forestland, conflicts with existing zoning, or involve other changes in existing agricultural or forest environments. It further stated that none of the identified sites are located on or rezone Prime Farmland, Unique Farmland, Farmland of Statewide Importance, forestland, or timberland, nor are they subject to a Williamson Act contract.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update also includes 108 new housing sites on vacant properties that would be rezoned as RN3 to accommodate new or additional housing units. Since these sites would not be located on or rezone farmland or forestland, no farmland or forestland would be converted, consistent with the findings of the HE EIR, which evaluated future higher density residential development on vacant, non-agricultural, rezoned sites. Additionally, all of the sites are adjacent to urban infill sites where development already exists throughout the area or other vacant RN3 sites.

The Housing Element Update, does not include a specific project involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts to farmland or forestland.

All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to farmland and forestland. Development proposals would be subject to adopted development standards. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of agricultural or forestry resources is required.

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3 Air Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would adoption of the 2021 Housing Element Update:							
a. Conflict with or obstruct implementation of the applicable air quality plan?	Significant and unavoidable	AQ-1 through AQ-5	No	No	No	Yes	Yes
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?	Significant and unavoidable	AQ-1 through AQ-5	No	No	No	Yes	Yes
c. Expose sensitive receptors to substantial pollutant concentrations?	Significant and unavoidable	AQ-1 through AQ-5	No	No	No	Yes	Yes
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Air Quality Findings

The HE EIR determined that impacts to air quality during construction would be significant and unavoidable, since there would be potential to exceed Antelope Valley Air Quality Management District (AVAQMD) thresholds. Adherence to General Plan policies related to fugitive dust and erosion controls, coupled with Mitigation Measures AQ-1 through AQ-5, which include best management practices and require adherence to AVAQMD District Rules 1113 and 1403, would be required to mitigate this significant and unavoidable impact.

The HE EIR determined that impacts to air quality related to long-term operation would be significant and unavoidable, considering the substantial amount of development that would occur. Adherence to General Plan policies related to air quality would be required to address this significant and unavoidable impact.

The HE EIR found that impacts related to odors would be less than significant, considering that construction emissions are temporary and adverse odors are not associated with residential development. All development would be required to comply with all AVAQMD rules and regulations.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the HE EIR, these sites include vacant properties and air quality would change from current conditions during construction and operation.

General Plan goals and policies and AVAQMD rules and regulations support reduction of air quality impacts. Individual housing projects implemented under the Housing Element Update would adhere to AVAQMD construction equipment emission and dust control techniques to limit impacts to air quality. Relevant General Plan Environmental Resources Element and Circulation Element policies include:

Policy ER5.2.1: Reduce dust from unpaved roads and parking lots by requiring paving or vegetative stabilization of the unpaved areas; require that measures be taken at construction sites to prevent deposition of soil onto public rights-of-way.

Policy ER5.2.3: Require erosion control measures on new development, including covering soil with straw mats or use of chemical soil and dust binders, followed by seeding and watering as soon as possible after grading to prevent fugitive dust.

Policy ER5.4.1: Promote community awareness of the effects of global warming and ozone depleting gases, as well as methods to minimize the creation of those gases, by preparing and distributing educational materials, and cooperating with AVAQMD in establishing regional programs.

Policy ER5.5.1: Encourage energy conservation from all sectors of the community by promoting the use of energy efficient appliances, processes and equipment, and promoting energy audits of existing structures.

Policy ER5.5.3: Require that new construction promote the use of solar energy systems by providing maximum solar access.

Policy ER5.6.1: Ensure that new development reduces project-related vehicle miles traveled to the maximum extent feasible.

Policy C2.1.3: Require residential developments to contribute towards City programs to reduce vehicle trips.

Policy C2.1.4: Provide incentives for trip reduction measures.

Policy C2.2.1: Promote public transit operations within the Planning Area, and work with transit operators to coordinate schedules, services, service routes, and fares.

Policy C3.1.1: Schools, parks and neighborhoods uses should be located within convenient walking distance to residential developments.

Policy C3.1.2: Land uses should be arranged in a manner which increases the opportunity to utilize alternate forms of transportation, such as transit systems, bikeways and pedestrian walkways.

Policy C3.1.4: Require residential subdivision designs to accommodate convenient pedestrian and bicycle access, both on- and off-site.

Furthermore, anticipated development under the proposed Housing Element would be consistent with the Zoning Ordinance that would be amended following the General Plan Update. However, as outlined in the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, construction and operation could result in significant and unavoidable impacts considering the substantial amount of development that would occur under adoption of the Housing Element Update. The Housing Element Update proposes construction of a similar amount of housing units (12,586) as were analyzed in the HE EIR (13,253). Mitigation Measures AQ-1 through AQ-5 from the HE EIR and adherence to the General Plan policies listed in the HE EIR would be required. Mitigation Measures require implementation of AVAQMD procedures to limit fugitive dust and excessive construction equipment and vehicle exhaust emissions, compliance with State Vehicle Code Section 23114 to prevent material spilling onto streets, and compliance with AVAQMD District Rules 1113 and 1403 to limit volatile organic compounds from architectural coatings and limit hazardous air pollutants resulting from demolition, including asbestos.

The Housing Element Update, does not include a specific project involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts to air quality. All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to air quality.

Potential air quality-related impacts cannot be assessed in a meaningful way until a project-specific analysis is done, including analysis of construction air quality emissions, project operational emissions, and potential effects on vehicle miles traveled (VMT). Short-term air quality impacts resulting from construction on the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with construction workers trips would be subject to AVAQMD rules and regulations. Similarly, operational impacts would be addressed by provisions in the General Plan and other regulations and standards that govern air quality in Palmdale. Any impacts identified for an individual project would be addressed through the project-specific approval process. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusion

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of air quality is required. If applicable, Mitigation Measure AQ-1 through AQ-5 would be applied to individual housing projects facilitated by the Housing Element Update.

4 Biological Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant with mitigation incorporated	BIO-1 through BIO-4	No	No	No	Yes	Yes
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant with mitigation incorporated	BIO-1	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
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?	Less than significant with mitigation incorporated	BIO-5	No	No	No	Yes	Yes
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant with mitigation incorporated	BIO-1, BIO-6 and BIO-7	No	No	No	Yes	Yes
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	None	No	No	No	Yes	Yes
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?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Biological Resources Findings

The HE EIR determined that impacts to special status species and riparian habitats would be less than significant with mitigation. As such, all proposed projects in known or suspected natural habitat areas would be required to adhere to Mitigation Measure BIO-1 by having a qualified biologist conduct a site-specific Biological Resources Assessment (BRA). If deemed necessary by the BRA, Mitigation Measure BIO-2 shall be implemented to identify sensitive and protected plant and wildlife species using a Focused Survey, Mitigation Measure BIO-3, which requires a pre-construction Burrowing Owl Survey, and/or Mitigation Measure BIO-4 by requiring a focused Trapping Survey to determine the presence of the Mojave ground squirrel.

The HE EIR determined that impacts to federally protected wetlands would be less than significant with mitigation. To protect wetlands from impacts related to future housing development, implementation of Mitigation Measure BIO-5 would be required. Mitigation Measure BIO-5 would require a qualified wetland specialist to conduct wetland delineation of all jurisdictional waters within a site.

The HE EIR determined that impacts to the movement of migratory species would be less than significant with implementation of Mitigation Measure BIO-1. Mitigation Measure BIO-6, which requires impacts to migratory wildlife potentially impacted by future development to be fully evaluated, would be implemented. If deemed necessary by the BRA, Mitigation Measure BIO-7 would require project construction to only occur outside of avian breeding season (February 1 to September 1).

The HE EIR determined impacts to vegetation preservation ordinances and habitat conservation plans to be less than significant. Additionally, all projects proposed under the Housing Element would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed in the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, biological resources would potentially exist on the vacant sites identified in the Housing Element Update for development. However, most sites are urban infill sites that are surrounded by existing development.

The General Plan goals and policies support reduction of impacts to biological resources, including the following in the Environmental Resources Element:

Policy ER2.1.1: The following broadly defined areas will be designated as a Significant Ecological Area (SEA) overlay on the General Plan Land Use Map: Big Rock Wash, Little Rock Wash, Ritter Ridge, and Portal Ridge. Biological surveys should be performed to determine the nature and extent of their ecological significance prior to any approval of new developments within the overlay area. Development will not be permitted in these areas if the development is likely to significantly degrade important environmental resources.

Policy ER2.1.2: Promote only compatible and, where appropriate, passive recreational uses in natural areas determined to be ecologically significant, consistent with the particular needs and characteristics of each SEA as determined by approved field observation reports.

Policy ER2.1.3: Solicit and use all available sources of local, regional, state, and federal funds to acquire significant wetland areas, in order to minimize the disturbance and prevent damage from erosion, turbidity, siltation, a loss of wildlife and vegetation, or the destruction of the natural habitat.

Policy ER2.1.4: Preserve natural drainage courses and riparian areas where significant concentrations of ecological resources exist.

Policy ER2.1.5: Maintain significant Joshua tree woodlands and other significant habitat areas.

In addition, mitigation measures identified in the HE EIR would be implemented and apply to the 108 sites in the Housing Element Update. Mitigation Measure BIO-1 would be implemented to reduce impacts special status species and habitats to a less than significant level by conducting a BRA and, if necessary, implementation of Mitigation Measures BIO-2 through BIO-4 and BIO-7 would be required. Mitigation Measure BIO-5 would be required to maintain impacts to wetlands to a less than significant level. Mitigation Measure BIO-6 would be required to lower impacts to migratory species to a less than significant level.

Furthermore, protection of many special status species and habitat is mandated by federal and State laws. All proposed development projects, including those under the Housing Element Update, would be assessed for consistency with federal and State laws, as well as Palmdale's Environmental Resources Element.

The Housing Element Update, does not include a specific project involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts to biological resources and conservation or habitat management plans. All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to biological resources.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of biological resources is required. If applicable, Mitigation Measure BIO-1 through BIO-6 would be applied to individual housing projects facilitated by the Housing Element Update.

5 Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	Less than significant	None	No	No	No	Yes	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	Less than significant with mitigation	CUL-1	No	No	No	Yes	Yes
c. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Cultural Resources Findings

The HE EIR determined that impacts to historic resources or human remains would be less than significant without mitigation. The Environmental Resources Element of the Palmdale General Plan established policies for future development to reduce impacts to the greatest extent feasible. Specifically, policies include identifying and analyzing known historic landmarks, maintaining a cultural sensitivity map, and discouraging historic landmarks from being altered. The HE EIR determined that impacts to archeological resources would be less than significant with implementation of Mitigation Measure CUL-1, which requires, in the case of unearthing an archeological resource, a qualified archeologist to evaluate the significance of the find and follow salvage operation requirements. Individual development projects would be subject to project-specific development and planning review. As such, all projects proposed under the Housing Element would be required to conform to zoning, design standards, and other regulations concerning the protection of cultural resources, including listed historic and archaeological resources.

Addendum Analysis

The General Plan goals and policies support reduction of impacts to cultural resources, including the following Environmental Resources Element policies:

Policy ER7.1.1: Identify and recognize historic landmarks from Palmdale's past.

Policy ER7.1.2: Promote maintenance, rehabilitation, and appropriate reuse of identified landmarks where feasible.

Policy ER7.1.3: Require that new development protect significant historic, paleontological, or archaeological resources, or provide for other appropriate mitigation.

Policy ER7.1.4: Develop and maintain a cultural sensitivity map. Require special studies/surveys to be prepared for any development proposals in areas reasonably suspected of containing cultural resources, or as indicated on the sensitivity map.

Policy ER7.1.6: Cooperate with private and public entities whose goals are to protect and preserve historic landmarks and important cultural resources.

Policy ER7.1.7: Promote recognition, understanding and enjoyment of unique historical resources within the community by identifying resources through the use of landmark designation plaques, directional signage, self-guided tours, school curriculum, programs and events.

Policy ER7.1.8: Discourage historic landmark properties from being altered in such a manner as to significantly reduce their cultural value to the community.

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, vacant sites have the potential to contain previously unearthed cultural resources. General Plan policies and implementation of Mitigation Measure CUL-1 would ensure that impacts to cultural resources would be less than significant. Further, no demolition or alteration of designated historical buildings would occur, considering that all RN3

rezone sites are vacant. Therefore, no landmarks would be impacted. Additionally, most sites are adjacent to urban infill sites where development already exists throughout the area and archaeological resources are likely to have already been unearthed.

The Housing Element Update, does not include specific projects involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts to cultural resources. All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to cultural resources. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR, nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of cultural resources is required. If applicable, Mitigation Measure CUL-1 would be applied to individual housing projects facilitated by the Housing Element Update.

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6 Energy

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than significant	None	No	No	No	Yes	Yes
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Energy Findings

The HE EIR did not address energy resources in a standalone section because energy was added to the *CEQA Guidelines* following adoption of the HE EIR. However, energy was addressed as part of the analysis in Section 7.4, *Energy Consumption,* of the HE EIR. The HE EIR determined that impacts to energy would be less than significant regarding wasteful or unnecessary energy consumption and would not conflict with or obstruct State or local plans for renewable energy or energy efficiency. Coordination with General Plan policies, such as encouraging energy efficient construction, would ensure impacts related to inefficient energy use would be less than significant.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, potential construction on sites identified in the Housing Element Update would adhere to Environmental Protection Agency (EPA) standards for off-road diesel engines, resulting in no wasteful use of energy compared to other development projects. Similarly, the Housing Element Update would not result in excessive long-term operational fuel consumption, due to compliance with fuel standards and placement of medium-density housing sites near public transit, services, and jobs. Additionally, the sites are urban infill sites where development already exists throughout the area, which would reduce per capita VMT. Project-specific development implemented under the Housing Element Update would be required to comply with energy reduction measures under Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations (CCR) to ensure energy efficiency.

The Housing Element Update, does not include a specific project involving a new housing development; rather, it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts to energy resources or adopted plans for renewable or efficient energy use.

All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to energy resources and energy consumption for new residential construction, including consistency with Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations (CCR). When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusion

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows that impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of energy is required.

7 Geology and Soils

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	Less than significant	None	No	No	No	Yes	Yes
a. 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.							
b. Strong seismic ground shaking?							
c. Seismic-related ground failure, including liquefaction?							
d. Landslides?							

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Result in substantial soil erosion or loss of topsoil?	Less than significant	None	No	No	No	Yes	Yes
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant	None	No	No	No	Yes	Yes
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?	Less than significant	None	No	No	No	Yes	Yes
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	Less than significant	None	No	No	No	Yes	Yes
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant with mitigation	CUL-1	No	No	No	Yes	Yes

HE EIR Geology and Soils Findings

The HE EIR determined that impacts to geology and soils would be less than significant for adverse effects related to soil erosion, loss of topsoil, seismic ground shaking, landslide, lateral spreading, subsidence, liquefaction, collapse, risks to life or property, and use of septic tanks. Impacts to paleontological resources would be reduced to a less than significant impact with implementation of Mitigation Measure CUL-1. Required adherence to the City of Palmdale's General Plan policies and Palmdale Municipal Code would reduce impacts associated with new development to geology and soils to a less than significant level.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Safety and Land Use Elements of the General Plan includes policies that support reduction of impacts to geology and soils. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. These sites would be in similar proximity to active faults and be underlain by similar soils as were analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites. Projects proposed after implementation of the Housing Element Update would be in adherence with State and City grading and building standards, consistent with those in the HE EIR. Consistent with the findings of the HE EIR, impacts to paleontological resources would be reduced to a less than significant level with implementation of Mitigation Measure CUL-1, which requires that all construction activities cease and a qualified paleontologist evaluate the significance of an unearthed find if one is discovered.

The Housing Element Update, does not include a specific project involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in geology and soils impacts.

All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to geology and soils, including adherence to State and City grading and building standards. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of geology and soils is required. If applicable, Mitigation Measure CUL-1 would be applied to individual housing projects facilitated by the Housing Element Update.

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8 Greenhouse Gases

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and unavoidable	None	No	No	No	Yes	Yes
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Greenhouse Gases Findings

The HE EIR determined that impacts to greenhouse gas (GHG) emissions would have a significant and unavoidable impact with implementation of the Housing Element. While General Plan policies would result in reduced GHG emissions, those reductions have not been quantified and future development associated with the Housing Element would need project-specific mitigation measures to reduce the impact. However, the Housing Element Update would be consistent with Palmdale's Energy Action Plan and would result in a less than significant impact to an adopted plan, policy, or regulation pertaining to GHGs. Applicable General Plan policies include:

Policy ER4.3.1: Assess the feasibility of utilizing reclaimed water for landscape irrigation on a city-wide basis. Factors to be considered include the potential quantities of reclaimed water as determined by the Sanitation Districts, and costs associated with developing infrastructure and delivery systems to facilitate utilization. Within those areas in which it is determined to be feasible to utilize reclaimed water, consider establishment of an ordinance requiring installation of secondary water delivery systems to service landscaped areas.

Policy ER4.3.4: Encourage residents and businesses to recycle water where feasible, and where water recycling does not result in health and safety concerns, within their homes and/or businesses.

Policy ER5.4.1: Promote community awareness of the effects of global warming and ozone depleting gases, as well as methods to minimize the creation of those gases, by preparing and distributing educational materials, and cooperating with AVAQMD in establishing regional programs.

Policy ER5.5.1: Encourage energy conservation from all sectors of the community by promoting the use of energy efficient appliances, processes and equipment, and promoting energy audits of existing structures.

Policy ER5.5.3: Require that new construction promote the use of solar energy systems by providing maximum solar access.

Policy ER5.5.2: Require local government, Palmdale citizens, and local businesses and industries to recycle, as mandated by state law, and to otherwise recycle to the extent possible.

Policy ER5.6.1: Ensure that new development reduces project-related vehicle miles traveled to the maximum extent feasible.

Policy C2.1.3: Require residential developments to contribute towards City programs to reduce vehicle trips.

Policy C2.1.4: Provide incentives for trip reduction measures.

Policy C2.2.1: Promote public transit operations within the Planning Area, and work with transit operators to coordinate schedules, services, service routes, and fares.

Policy C3.1.1: Schools, parks and neighborhoods uses should be located within convenient walking distance to residential developments.

Policy C3.1.2: Land uses should be arranged in a manner which increases the opportunity to utilize alternate forms of transportation, such as transit systems, bikeways and pedestrian walkways.

Policy C3.1.4: Require residential subdivision designs to accommodate convenient pedestrian and bicycle access, both on- and off-site.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, the GHG emissions at potential housing sites is increasing over existing conditions due to the development of additional housing units and an associated expected increase in VMT, area sources, energy consumption, water supply, and solid waste generation. Thus, overall GHG emissions would be similar to those analyzed in the HE EIR, considering the similar nature of the housing sites.

All proposed development would be required to comply with energy reduction measures to help meet state emissions targets. Projects proposed under the Housing Element Update would be consistent with local ordinances, such as Palmdale's Energy Action Plan, Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards, of the California Code of Regulations. Additionally, sites are urban infill sites where development already exists throughout the area, which would reduce per capita VMT in comparison to sites placed in the urban-wildland interface.

The Housing Element Update, does not include a specific project involving a new housing development but puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts associated with GHG emissions.

All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to GHG emissions, including adherence to State and City building standards and policies designed to reduce GHG emissions related to new residential construction, such as CCR Title 20, Energy Building Regulation, and Title 24, Energy Conservation Standards. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusion

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows that impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of GHG emissions is required.

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9 Hazards and Hazardous Materials

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant with mitigation	HAZ-1 through HAZ-4	No	No	No	Yes	Yes
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?	Less than significant with mitigation	HAZ-1 through HAZ-4	No	No	No	Yes	Yes
c. 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 with mitigation	HAZ-1 through HAZ-4	No	No	No	Yes	Yes
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant	Less than significant	HAZ-3 and HAZ-4	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	with mitigation						
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Less than significant	None	No	No	No	Yes	Yes
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	Yes	Yes
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Hazards and Hazardous Materials Findings

The HE EIR determined that impacts for hazardous materials would be less than significant for impacts related to airports, an emergency response or evacuation plan, or wildland fires. Development in Palmdale facilitated by the Housing Element could result in a significant hazard involving the accidental release of hazardous materials into the environment during construction or long-term residential operation. These hazardous conditions could occur within one-quarter mile of an existing school. Furthermore, future development could be located on a site currently listed on the Cortese list (a list compiled pursuant to Government Code Section 65962.5). To reduce these hazardous conditions to a less than significant level, implementation of Mitigation Measures HAZ-1 through HAZ-4 would be required. Mitigation Measure HAZ-1 requires an asbestos survey to be conducted prior to demolition and/or rehabilitation activities. Mitigation Measure HAZ-2 is related to detection of lead-based paint and subsequent removal and disposal. Mitigation Measure HAZ-3 requires a Phase 1 Environmental Site Assessment for any vacant property that could involve hazardous material or waste. Mitigation Measure HAZ-4 requires notification of the City's Project Engineer and implementing agency's Hazardous Waste/Materials Coordinator if any unknown wastes or suspect materials are discovered during construction.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. Since these sites are all vacant and no demolition would occur, implementation of Mitigation Measures HAZ-1 and HAZ-2 would not be required. As with the sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, it would be possible that hazardous materials are released under accident conditions and possibly near a school. Furthermore, housing sites could be known hazardous materials sites. Therefore, implementation of Mitigation Measures HAZ-3 and HAZ-4 from the HE EIR would be required to reduce impacts to hazardous materials to a less than significant level.

The Housing Element Update, does not include specific projects involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts associated with hazards and hazardous materials.

All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of hazards and hazardous materials is required. If applicable, Mitigation Measure HAZ-1 through HAZ-4 would be applied to individual housing projects facilitated by the Housing Element Update.

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10 Hydrology and Water Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than significant	None	No	No	No	Yes	Yes
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	Significant and unavoidable	None	No	No	No	Yes	Yes
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:	Less than significant	None	No	No	No	Yes	Yes
a. result in substantial erosion or siltation on- or off-site;							

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;							
c. 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							
d. impede or redirect flood flows?							
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	Less than significant	None	No	No	No	Yes	Yes
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Hydrology and Water Quality Findings

The HE EIR determined that impacts to hydrology and water quality would be less than significant for impacts related to development within flood zones, increases to impervious surfaces, and increases in generation of urban pollutants in surface runoff. Compliance with General Plan policies, the City of Palmdale Municipal Code, the City's Master Plan of Drainage, Lahontan Regional Water Quality Control Board regulations, and other regulatory requirements would ensure that these impacts would be less than significant without additional mitigation measures. Depletion of groundwater supplies is addressed in Section 5.13, *Water*, of the HE EIR and Section 19, *Utilities and Service Systems* of this addendum.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, National Pollution Discharge Elimination System (NPDES) permits would address water quality impacts from construction and long-term operation, flood hazards would be reduced with compliance with General Plan policies and impacts to groundwater recharge would be reduced with implementation of water conservation and recharge programs. Additionally, construction and operation of these units would be required to adhere to the federal, State, and General Plan policies and City regulations that would reduce potential impacts related to hydrology and water quality, such as the requirements of the NPDES.

The General Plan policies in the Environmental Resources, Public Services, Community Design, and Safety Elements support reduction of impacts to hydrology and water quality. Policies to reduce impacts related to flood hazards include identifying sources of flood potential, limiting land uses and development within flood hazard zones, and requiring applicants for land use and development permits to provide all necessary information to describe how flooding could affect proposals and intended mitigations. Policies that minimize impacts to the local storm drain system and surface and groundwater quality also include ensuring adequate water supplies are available and identification of flood potential for individual sites. Relevant General Plan policies include:

Policy ER5.2.3: Require erosion control measures on new development, including covering soil with straw mats or use of chemical soil and dust binders, followed by seeding and watering as soon as possible after grading to prevent fugitive dust.

Policy CD8.4.4: Landscaping shall be provided for erosion control where appropriate, as required in the City's Engineering Design Standards.

Policy S1.2.6: Require that grading and other methods of water diversion be used to retard water runoff, where appropriate.

Policy S1.2.7: Ensure that storm water drainage is designed for peak flow conditions.

Policy S1.2.11: Implement the City's Master Drainage Plan, through the development review process and capital improvement program.

Policy S1.2.12: Monitor and require continued maintenance of drainage basins throughout the City to ensure maximum flood protection from existing facilities and prevent downstream flood hazards.

Policy S1.2.13: Implement public financing programs where feasible, to provide for required drainage improvements, and coordinate design and construction of flood control improvements with adjacent jurisdictions where appropriate.

Policy PS1.1.5: When new development is proposed in vacant, rural areas which have not yet been master-planned for provision of infrastructure, require that development proponents provide for or contribute a fair share towards development of regional master facility plans for roads, sewer, water, drainage, schools, libraries, parks, fire and other community facilities, prior to granting conditional approval of development applications.

Policy PS1.2.1: Require that provision of streets, sewer, water, drainage and other needed infrastructure be coordinated in a logical manner between adjacent developments, so as to reduce cost of design, construction and maintenance.

Policy PS1.2.2: Require that individual development projects integrate with adjacent development with respect to backbone infrastructure (streets, sewer, water and drainage). If adjacent property is undeveloped, a conceptual plan should be prepared to show that the pending development will allow for future integration and development of adjacent properties in a manner which is reasonable from a design, construction and cost standpoint.

Policy PS1.4.7: Evaluate infrastructure facilities and service levels within developed areas which annex to the City, and promote programs to retrofit street, drainage, and sewer improvements, where warranted.

Policy PS3.1.1: Continue the drainage impact fee program and periodically adjust fees as needed.

Policy PS3.1.2: Evaluate the impact of all new development and expansion of existing facilities on storm runoff and ensure that the cost of upgrading existing drainage facilities to handle the additional runoff is paid for by the development that generates it.

Policy PS3.1.3: Make use of interim local drainage detention basins to slow stormwater runoff, until such time as permanent drainage facilities are constructed.

Policy PS3.1.4: Through the development review process, reserve land from development in appropriate locations for construction of drainage facilities.

Policy PS3.1.5: Require and provide for on-going maintenance of drainage and detention facilities, to ensure their continued effectiveness in controlling runoff.

Policy S1.2.1: Require that new development should not be exposed to flood hazards or contribute to an existing flood hazard, in accordance with the City's Floodplain Management Ordinance and related criteria within the City's Engineering Design Standards.

Policy S1.2.2: Require that building foundations be a minimum of one (1) foot above the 100-year flood elevation, unless alternative diversion methods are approved by the City Engineer.

Policy S1.2.3: Require that grading of floodways shall be in a manner which allows for groundwater recharge and protection of projects from flooding.

Policy S1.2.8: Ensure that new development complies with floodplain zoning and watershed management regulations.

Policy S1.2.9: Preserve and restore the natural and beneficial values served by floodplains to the extent feasible, consistent with public health, safety and welfare.

Policy S2.1.1: Evaluate potential hazards associated with rupture of the California Aqueduct, to ensure that development in areas threatened with inundation are designed to minimize the threat to life and property.

Policy S2.1.2: Evaluate the potential for inundation from failure of the Lake Palmdale or Littlerock dams when reviewing development proposals within potential inundation areas.

Policy S2.1.3: Evaluate potential hazards associated with detention basin facilities, water main or reservoir rupture and minimize possible threat of inundation to life and property through design measures applied during the development review process.

The Housing Element Update, does not involve a specific project involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts associated with hydrology and water quality.

All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to hydrology. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of hydrology and water quality is required.

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11 Land Use and Planning

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Physically divide an established community?	Less than significant	None	No	No	No	Yes	Yes
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Land Use Planning Findings

The HE EIR determined that impacts to land use would be less than significant because the Housing Element would not conflict with any local regulatory planning documents, applicable Southern California Association of Governments (SCAG) policies, General Plan policies, the Palmdale Zoning Ordinance, the proposed Palmdale Transit Village Specific Plan Amendment, the RHNA, or the Air Installation Compatible Use Zone Study. Additionally, future development would occur on vacant land that is designated for residential uses and would not physically divide an established community. Impacts to land use and planning would be less than significant.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, all of which were vacant and rezoned for residential use, development of residential units on these sites would not divide an established community or cause an environmental impact due to due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Development under the Housing Element Update would be consistent with SCAG's 2020 Regional Comprehensive Plan and Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS). Policies from the RTP/SCS include local governments providing new housing to accommodate their share of regional growth, consideration of regional priorities, preservation of natural areas and vital resources, and mitigation for open space impacts. Other policies that reduce land use and planning impacts are related to the protection of open space, air quality and water quality. Development would be consistent with other plans, policies, and ordinances identified in the HE EIR.

The Housing Element Update, does not include a specific project involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in direct physical impacts associated with land use.

All future development aligning with the Housing Element Update would undergo project-specific development review to address potential impacts related to land use. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of land use and planning is required.

12 Mineral Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
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?	Less than significant	None	No	No	No	Yes	Yes
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?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Mineral Resources Findings

The HE EIR determined that impacts to mineral resources are less than significant. The General Plan Land Use map identifies Mineral Resource Extraction (MRE) areas northeast of Pearlblossom Highway east of 60th Street East and south of East Avenue S. None of the future residential development would occur in those areas, nor would it reduce access to mineral resources.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, impacts on mineral resources are less than significant because identified housing sites are not within designated MRE areas. Additionally, areas designated mineral resources are not zoned for residential purposes.

The Housing Element Update, does not include specific projects involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts associated with mineral resources.

All future development aligning with the Housing Element Update would be required to undergo project-specific development review to address potential impacts related to mineral resources. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of mineral resources is required.

13 Noise

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
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?	Less than significant with mitigation	NOI-1 and NOI-2	No	No	No	Yes	Yes
b. Generation of excessive groundborne vibration or groundborne noise levels?	Less than significant with mitigation	NOI-3	No	No	No	Yes	Yes
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	No impact	None	No	No	No	Yes	Yes

HE EIR Noise Findings

The HE EIR determined that impacts related to construction noise could result in a significant temporary noise impacts to nearby sensitive receivers. Mitigation Measure NOI-1, which requires construction contractors to implement a site-specific noise reduction program, would be implemented to reduce noise impacts. Mitigation Measure NOI-2, which requires, prior to issuance of each grading permit, a list of measures to respond to and track noise complaints to reduce noise impacts. Combined, these mitigation measures would reduce construction noise to a less than significant level. To reduce construction vibration to less than significant, Mitigation Measure NOI-3, which requires vibration mitigation during pile driving and a preconstruction survey of all designated historic buildings within a 50-foot radius, would be required.

The HE EIR determined that impacts related to traffic noise would be less than significant with adherence to General Plan Noise Element policies. Further, long-term stationary ambient noise levels would have a less than significant impact.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, temporary construction noise would be mitigated with implementation of Mitigation Measures NOI-1 and NOI-2, while vibration would be mitigated by Mitigation Measure NOI-3. Permanent noise increases related to mobile sources would be similar to that analyzed in the HE EIR due to the volume of new housing units and residents and would be less than significant with adherence to General Plan policies. The same municipal codes for construction noise and residential noise would apply to development implemented under the Housing Element Update, and similar traffic conditions to those analyzed under the HE EIR are expected under the Housing Element Update.

The Housing Element Update, does not include specific projects involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts associated with noise and vibration.

All future development aligning with the Housing Element Update would be required to undergo project-specific development review to address potential noise and vibration impacts. Development of additional residential units on these sites would not significantly increase the temporary noise and vibration impacts from what is analyzed in the HE EIR and would be required to adhere to Mitigation Measures NOI-1 through NOI-3, General Plan and Palmdale Municipal Code policies, and regulations that reduce impacts to a less than significant level. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of noise is required. If applicable, Mitigation Measure NOI-1

through NOI-3 would be applied to individual housing projects facilitated by the Housing Element Update.

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14 Population and Housing

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
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)?	Less than significant	None	No	No	No	Yes	Yes
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Population and Housing Findings

The Initial Study for the Housing Element found that there would be a potentially significant impact to unplanned direct or indirect population growth and displacement of existing people or housing. The HE EIR addressed population and housing impacts in Section 7.3, *Growth-Inducing Impacts*, and found that project implementation would be considered growth inducing with respect to fostering population growth through construction of additional housing. However, the HE EIR determined that SCAG 2040 population growth projections would be 11 percent greater than population growth facilitated by the Housing Element.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. RN3 rezoning would add a minimum of 4,939 potential units, which would increase the population within the City by approximately 17,484 residents, an increase of 11.2 percent over the City's 2021 population[2]. This would result in a total population of 173,558 when there is full buildout of the RN3 sites from implementation of the Housing Element Update in 2029, as a result of the RHNA requirements. As with the sites analyzed under the HE EIR, this population would not exceed the regional population growth anticipated by the SCAG RTP/SCS, which would bring the City's population to 179,535 in 2030 (SCAG 2020).

SCAG's RTP/SCS regional growth projections are used in the methodology for allocating the RHNA within the metropolitan planning organizations and growth would be compatible with SCAG's forecast. As with the sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, these sites include vacant properties and would not displace people or housing.

The Housing Element Update does not include specific projects involving new housing development but puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not result in impacts associated with population and housing.

Any rezoning required to carry out the Housing Element Update would be subject to CEQA review prior to approval. The General Plan is being updated concurrently with the Housing Element and is expected to be completed by Summer 2022. The City is currently planning to carry out any rezoning as part of the comprehensive Zoning Ordinance Update that will follow closely behind the General Plan Update. An EIR for the General Plan Update will be considered and approved by the City prior to or concurrent with approval of the General Plan Update, and this EIR will analyze the potential environmental effects of that project, including potential population and housing impacts.

All future development aligning with the Housing Element Update would be required to undergo project-specific development review to address potential impacts related to population and housing. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

[2] Assumes a 2021 population of 156,074 and average household size of 3.54 persons (California Department of Finance [DOF] 2021).

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of population and housing is required.

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15 Public Services

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update:							
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Less than significant	None	No	No	No	Yes	Yes
a. Fire protection?	Less than significant	None	No	No	No	Yes	Yes
b. Police protection?	Less than significant	None	No	No	No	Yes	Yes
c. Schools?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Parks?	Less than significant	None	No	No	No	Yes	Yes
e. Other public facilities?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Public Services Findings

The HE EIR determined that implementation of the Housing Element would not result in substantial adverse physical impacts associated with new or physically altered public services facilities, including those related to fire and other facilities, and impacts would be less than significant. Palmdale Municipal Code Chapters 3.42 and 3.45 require payment of Fire Facilities Impact and Public Facility Development Impact Fees, respectively, which would fund any necessary upgrades to public services facilities with the increased population from future residential development. Impacts to police protection would be less than significant, considering adherence to Public Services Element policies that ensure adequate staffing. Similarly, impacts to schools would be less than significant with adherence to Public Services Element policies that call for coordinated planning to ensure school facilities are meeting community needs. Parks are discussed in Section 16, *Recreation*.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, impacts to public services would be less than significant with adherence to General Plan policies. Most sites are urban infill sites where development already exists in the vicinity and public services are already being provided. The Housing Element Update would raise the allowable residential density on the RN3 sites. The changes to the 108 new RN3 sites in the Housing Element Update would not impact the City's ability to collect such fees and taxes. As identified in the HE EIR, the increase in population from buildout of the Housing Element Update would not warrant the need to build new facilities that could impact the environment. Anticipated population increases would be served by existing facilities or staff that are paid for by the collected development fees.

The Housing Element Update, does not include specific projects that involve a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in substantial adverse physical impacts associated with new or physically altered public services facilities.

All future development aligning with the Housing Element Update would be required to undergo project-specific development review to address potential impacts related to public services. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR, nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of public services is required.

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16 Recreation

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. 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?	Less than significant	None	No	No	No	Yes	Yes
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Recreation Findings

The HE EIR determined that impacts to existing park and recreational facilities and the necessity for new and/or expanded recreational facilities would be less than significant with implementation of policies in the Parks, Recreation and Trails Element of the General Plan. Applicable policies include pursuing methods to improve and expand recreational facilities, working in coordination with the City of Lancaster, maximizing uses within existing parks, collecting park fees, and retaining open space for potential future parks.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, future development under the Housing Element Update would be required to pay the parkland dedication fee or dedicate land in accordance with Municipal Code Chapter 3.34 to support increased demand for parks and recreation. Coupled with adherence to General Plan policies identified in the HE EIR, impacts to recreation would be less than significant.

The Housing Element Update, does not involve specific projects involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts to recreation.

All future development projects aligning with the Housing Element Update would be subject to the same municipal code requirements and related fees, which would reduce impacts on recreation facilities to a less than significant level. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR, nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of recreation is required.

17 Transportation

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less than significant	None	No	No	No	Yes	Yes
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	N/A	None	N/A	N/A	No	Yes	Yes
c. 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	None	No	No	No	Yes	Yes
d. Result in inadequate emergency access?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Transportation Findings

The HE EIR determined that impacts related to transportation hazards due to a design feature, emergency access, and conflicts with adopted policies, plans, or programs addressing the circulation system would be less than significant; but that limits in traffic capacity of the street system would cause a significant and unavoidable impact to traffic, specifically along Palmdale Boulevard (State Route 138). Mitigations Measures TR-2 through TR-11 and TR-13 through TR-22 would directly address traffic at several roadway segments and intersections that coincide with Palmdale Boulevard. Overall increases in traffic, which would potentially be further increased with implementation of the Housing Element, would be addressed with implementation of a Transportation Demand Management (TDM) program, required by Mitigation Measures TR-1 and TR-12. The TDM program would include measures to reduce daily and peak hour traffic generation by a minimum of 10 percent. Furthermore, potential impacts to public transit would be held to a less than significant level with implementation of Mitigation Measure TR-23, which requires implementation of transit system improvements that would identify transit-supportive infrastructure and potential contributions to transit system improvements.

Addendum Analysis

The City of Palmdale has not yet adopted VMT guidelines. In 2018, *CEQA Guidelines* Section 15064.3 was finalized to help determine the significance of transportation impacts. Beginning on July 1, 2020, Level of Service (LOS) is no longer an acceptable metric for analyzing transportation impacts under CEQA. Instead, jurisdictions must adopt VMT thresholds to analyze impacts related to the number of automobile trips and miles traveled. Palmdale utilizes the VMT thresholds adopted by Los Angeles County, and it can be qualitatively determined that projects developed under the Housing Element Update would not increase per capita VMT, and would be consistent with the SCAG RTP/SCS, as described below.

The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. RN3 zoning would increase density and place residents closer to transit, jobs, and services, thus decreasing per capita VMT, and therefore would be consistent with the SCAG RTP/SCS. Therefore, the Housing Element Update would not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; conflict or be inconsistent with *CEQA Guidelines* Section 15064.3, subdivision (b); or substantially increase hazards due to a geometric design feature or incompatible use; and a less than significant impact would occur with implementation of Mitigation Measures from the HE EIR described below.

Since certification of the HE EIR in September 2012 the metric for analyzing transportation impacts under CEQA has changed from delay-based criteria with LOS to VMT pursuant to Senate Bill 743. While the HE EIR found that impacts to cumulative traffic projections along certain roadway segments and intersections of Palmdale Boulevard were significant and unavoidable, these were based on LOS standards that are no longer considered an impact under CEQA. However, Mitigation Measures TR-1 and TR-12 (TDM) in the HE EIR is applicable to impacts on the project area roadway networks that may arise from the Housing Element Update, since reducing daily and peak hour traffic generation by a minimum of 10 percent would also apply to the new CEQA transportation metric, VMT. Furthermore, Mitigation Measure TR-23 is applicable to impacts related to public transit.

The Housing Element Update, does not include specific projects involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not result in impacts related to transportation and traffic.

All future development aligning with the Housing Element Update would be required to adhere to Mitigation Measures TR-1, TR-12, and TR-23 included in the HE EIR to reduce transportation and traffic impacts; and undergo project-specific development review to address potential impacts, including an assessment of project-specific VMT. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR, nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of transportation is required.

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18 Tribal Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
Would adoption of the 2021 Housing Element Update cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:							
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	Less than significant	None	No	No	No	Yes	Yes
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Tribal Cultural Resources Findings

The HE EIR did not address tribal cultural resources as a separate CEQA section since tribal cultural resources impacts were added to the *CEQA Guidelines* following certification of the HE EIR. However, tribal cultural resources were discussed in the HE EIR as part of Section 5.9, *Cultural Resources*. The HE EIR determined that there would be a less than significant impact to disruption of human remains, considering that a Native American Heritage Commission Sacred Land File search yielded no Native American cultural resources in the project area.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the HE EIR, which evaluated future higher density residential development on vacant rezoned sites, impacts to tribal cultural resources would be less than significant. Furthermore, most sites are urban infill sites, adjacent to existing development.

The Housing Element Update, does not include specific projects involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts related to tribal cultural resources.

All future developments would comply with General Plan policies and programs that would minimize impacts on tribal cultural resources and must comply with Assembly Bill (AB) 52 and other federal and State regulations that help protect and conserve tribal cultural resources. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR, nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of tribal cultural resources is required.

19 Utilities and Service Systems

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the 2021 Housing Element Update:							
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?	Significant and unavoidable	None	No	No	No	Yes	Yes
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Significant and unavoidable	None	No	No	No	Yes	Yes
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?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than significant	None	No	No	No	Yes	Yes
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Utilities and Service Systems Findings

The HE EIR determined that impacts to wastewater facilities, landfills, and statutes and regulations related to solid waste would be less than significant. However, there would be a significant and unavoidable impact related to the availability of sufficient water supplies and new or expanded entitlements could be needed. The Antelope Valley Groundwater Basin, from which the City sources water, is already in overdraft and additional development could potentially deplete groundwater resources. Adherence to General Plan policies that support public services and water supply (including those listed below) would reduce, but not prevent, this significant and unavoidable impact:

Policy ER4.1.1: Incorporate the use of flood control measures which maximize groundwater recharge and the use of floodways as native habitat.

Policy ER4.1.2: Restrict building coverage and total impervious area in the vicinity of natural recharge areas.

Policy ER4.2.1: Promote water conserving landscape techniques, through the use of native and drought tolerant plant species and landscape design standards.

Policy ER4.2.2: Utilize native plants or drought resistant planting materials and drip irrigation systems where feasible within the Landscape Assessment District areas.

Policy ER4.2.3: Require the use of water conserving appliances and plumbing fixtures in all new construction.

Policy ER4.2.4: Coordinate with local water agencies to monitor ground water levels, State water allocations and development approvals, to assure that development does not outpace long-term water availability. In the event applicable water agencies notify the City that ground water levels and State water allocations are insufficient to serve existing development or projected development, the City will determine whether it is appropriate to reevaluate this General Plan and take other appropriate actions, as permitted by law.

Policy ER4.3.1: Assess the feasibility of utilizing reclaimed water for landscape irrigation on a city-wide basis. Factors to be considered include the potential quantities of reclaimed water as determined by the Sanitation Districts, and costs associated with developing infrastructure and delivery systems to facilitate utilization. Within those areas in which it is determined to be feasible to utilize reclaimed water, consider establishment of an ordinance requiring installation of secondary water delivery systems to service landscaped areas.

Policy ER4.3.2: Work with local water purveyors to assess the potential for capturing local run-off and utilization of imported water (water banking) for groundwater recharge within the Planning Area; through the land use planning process, ensure that important recharge areas are retained for that use.

Policy ER4.3.3: Continue to seek out long-range water management techniques as new technology is developed; promote implementation of systems which are feasible and appropriate to the Planning Area.

Policy ER4.3.4: Encourage residents and businesses to recycle water where feasible, and where water recycling does not result in health and safety concerns, within their homes and/or businesses.

Policy ER4.3.5: Participate in regional efforts to retain imported water allocations and seek out other sources as they become available.

Policy PS1.1.1: Require all new development, including major modifications to existing development, to construct required on-site infrastructure improvements pursuant to City standards.

Policy PS1.1.2: Require all new development, including major modifications to existing development, to construct or provide a fair share contribution towards construction of required off-site improvements needed to support the project.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. Consistent with the findings of the HE EIR, which analyzed sites that would use the same utilities and service systems, access to utility and service systems is available and there would be capacity for increased solid waste in landfills and wastewater in sewers. However, as analyzed in the HE EIR, there would possibly be a significant and unavoidable impact to groundwater supplies, considering the population growth that the Housing Element Update would facilitate.

The Housing Element Update, does not include specific projects involving a new housing development but puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts related to utilities and service systems.

All future development accommodated under the Housing Element Update would be required to adhere to the General Plan, adopted master plans and other regulatory requirements concerning water, wastewater, storm drains, solid waste, and other infrastructure; water supply; and wastewater treatment systems. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR, nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of utilities and system services is required.

20 Wildfire

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would adoption of the 2021 Housing Element Update:							
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	Yes	Yes
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?	Less than significant	None	No	No	No	Yes	Yes
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?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of HE EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
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?	Less than significant	None	No	No	No	Yes	Yes

HE EIR Wildfire Findings

The HE EIR did not address wildfire resources as a separate CEQA section because wildfire was added to the *CEQA Guidelines* following certification of the HE EIR. However, wildfire impacts were discussed in the HE EIR as part of Section 8.1, *Initial Study Conclusions.* There are wildfire hazard areas in the southern and western portions of the City, but any future residential development would be required to comply with City and Los Angeles County Fire Department (LACFD) requirements to reduce wildfire hazards to a less than significant level. The HE EIR found that impacts to wildfire risks, hazards, and conflicts with emergency response plans would be less than significant.

Addendum Analysis

The Housing Element Update is a policy document consistent with the General Plan. The Housing Element Update includes housing sites located throughout the City, two of which were evaluated previously for potential environmental impacts in the HE EIR. The Housing Element Update includes 108 new housing sites on vacant properties that would be rezoned to RN3 to accommodate new housing units. As with the sites analyzed under the HE EIR, most of these sites are urban infill sites and not in areas prone to wildfires. Furthermore, all development accommodated by the Housing Element Update would be required to adhere to LACFD and other regulatory requirements concerning wildfire hazards and emergency response.

The Housing Element Update, does not include specific projects involving a new housing development; rather it puts forth goals and policies that support housing efforts in Palmdale. Because it is a policy document, the Housing Element Update would not, result in impacts related to wildfires.

All future development aligning with the Housing Element update would be required to adhere to General Plan and other regulatory requirements concerning wildfire hazards and emergency response. When applicable, future development facilitated by the Housing Element Update would be subject to CEQA review.

Conclusions

Adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR, nor present new information that shows impacts would be more significant than those described in the HE EIR. The HE EIR applies to the Housing Element Update and no additional environmental assessment of wildfire is required.

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7 Summary of Findings

The Housing Element Update is part of the City's General Plan and, like other elements within the General Plan, it includes goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is also unique from the other elements within the General Plan because it is required to be periodically updated to align with the State's allocation of the RHNA and the requirements of State housing element law. Also, the Housing Element includes a Housing Action Plan that is required to be implemented within the planning period established for the Housing Element. Actions under this plan are not generally adopted at the same time as the Housing Element and are usually implemented over time as a separate project after the element is adopted.

The Housing Element Update does not involve site-specific projects, but future development associated with the Housing Element Update would be subject to applicable development standards and reviews established by City ordinances. Additionally, future developments or programs involving discretionary review would be subject to CEQA to determine if they would have a significant impact on the environment.

The City certified the EIR that accompanied the City's update to the 2006-2014 Housing Element Update (the HE EIR) in September 2012. It has been determined through this analysis that adoption of the Housing Element Update would not result in impacts beyond those addressed or analyzed in the HE EIR, nor does the Housing Element Update present new information that shows impacts would be more significant than those described in the HE EIR. Therefore, the HE EIR applies to the Housing Element Update and no additional environmental assessment is required.

The analysis carried out in this Addendum demonstrates that, pursuant to CEQA Guidelines Section 15162, the lead agency can approve the Housing Element Update as being within the scope of the existing certified EIR, that an addendum to the existing EIR is appropriate, and no new environmental document, such as a new EIR, subsequent EIR, or supplement EIR, is required. This Addendum need not be circulated for public review but can be included in or attached to the Final EIR, and the decision-making body shall consider the Addendum with the Final HE EIR prior to deciding on the project.

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8 References

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California Department of Finance (DOF). 2021. E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2021 with 2010 Census Benchmark. May 2021.

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8.2 List of Preparers

Rincon Consultants, Inc. prepared this EIR Addendum under contract to the City of Palmdale. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Matt Maddox, MESM, AICP, Principal
Greg Martin, AICP, Senior Project Manager
Jesse Voremberg, MS, Environmental Planner

City Council Staff Report

DATE: **JANUARY 12, 2022**

TO: **HONORABLE MAYOR AND CITY COUNCIL**

FROM: **CITY ATTORNEY'S OFFICE**

DISTRICT: **ALL**

SUBJECT: **DISCUSS POTENTIAL AMENDMENTS TO THE PALMDALE MUNICIPAL CODE (CHAPTER 8, ET SEQ.) REGARDING REGULATION OF SMOKING IN THE CITY OF PALMDALE**

ISSUE

Should the City Council direct staff to amend the Palmdale Municipal Code regarding the regulation of smoking in the City of Palmdale?

RECOMMENDATION

Staff recommends that the City Council discuss the matter and provide direction to staff.

BACKGROUND

In 1993, by City of Palmdale Ordinance No. 1024, the City of Palmdale established smoking regulations in the City. The Palmdale Municipal Code general smoking regulations were last updated in 2014.

DISCUSSION

Proposals have been submitted to City Staff by local advocacy groups seeking amendments to the Palmdale Municipal Code and the regulation of smoking in the City. Specifically, the recommendations are to modify the code as follows:

8.34.030 Definitions.

Original: "Smoking" means the inhaling, exhaling, burning or carrying of any lighted pipe, cigar, cigarette, weed, plant or other combustible substances in any manner or in any form. Smoking includes the use of an electronic cigarette or any other electronic and/or battery-operated device used to deliver an inhaled dose of nicotine or other substance.

Recommended: "Smoking" means the inhaling, exhaling, burning or carrying of any lighted, heated, or ignited cigar, cigarette, cigarillo, pipe, **cannabis**, hookah, electronic smoking device, or any other combustible substance in any manner or in any form.

Smoking includes the use of an electronic cigarette or any other electronic and/or battery-operated device used to deliver an inhaled dose of nicotine or other substance.

Recommended Additions to 8.34.030 'Definitions'

Non-enclosed area: "Non-enclosed" means a predominantly outdoor area that does not meet the definition of "enclosed," including but not limited to patios, outdoor dining areas, and outdoor service areas

Outdoor public service areas: "Outdoor public service area" means any non-enclosed area where one or more persons wait for or receive goods or services of any kind, lines or waiting areas for ATM machines, information kiosks, banks, restaurants and other food service, tickets, and admission to a theater or event; waiting areas at car washes and vehicle service establishments; and including streets and sidewalks, that is designed to be used or is regularly used by one or more persons to receive a service, wait to receive a service.

Outdoor Dining Area: "Outdoor Dining Area" means any publicly or privately owned outdoor area, including streets and sidewalks, that is available to or customarily used by the general public or an employee, and that is designed, established, or regularly used for consuming food or drink.

Sidewalks: any public or private sidewalk within the city.

Golf Courses: Include this under recreational areas. Smoking is prohibited at the Golf Course driving range, in dining areas and service areas; and within 35 (thirty-five) feet of any building doorway or window.

Outdoor Worksites: any area under the legal or de facto control of an employer that an employee or the general public may enter in the normal course of operations, but regardless of the hours of operation, including, for example, indoor and outdoor work areas, construction sites, vehicles used in employment or for business purposes, rideshare services, employee lounges, conference and banquet rooms, bingo and gaming facilities, long-term health facilities, warehouses, and any private residences subject to state licensing requirements that are used as child-care or health-care facilities.

8.34.040 City-owned, leased or operated facilities
Original: Sec. (C) Notwithstanding the provisions of subsection (B) of this section, smoking shall be prohibited, except in those areas designated as smoking areas, at the following facilities:

(1) Palmdale Amphitheater;
(2) Palmdale Transportation Center; and
(3) Larry Chimbole Cultural Center.

Recommended to include:

(4) Drytown Water Park
(5) Palmdale Play House
(6) Palmdale City Libraries

8.34.050 Regulation of smoking in enclosed public places

Original: (A) Smoking shall be prohibited in all enclosed public places located within the City during the time such places are open for use by the general public, including but not limited to the following:

(1) Modes of public transportation such as buses and taxicabs. This shall also include ticket, boarding and waiting areas of public transportation depots; provided, however, that this prohibition does not prevent:
  (a) The establishment of two separate waiting areas for smokers and nonsmokers; or
  (b) The establishment of a maximum of 25 percent of a single waiting area as a smoking area
(2) Public Restrooms
(3) Service or waiting lines areas

Recommended*:* 8.34.050 Regulation of smoking in enclosed and *non-enclosed* public places

(A) Smoking shall be prohibited in all enclosed and non-enclosed public places located within the City, including but not limited to the following:

(1) Modes of public transportation such as buses, *train*, and *rideshare*. This shall also include ticket, boarding and waiting areas of public transportation depots.
(3) Public Service areas

Recommended to also include:

(16) Private and public golf course
(17) Sidewalks
(18) Doorways and windows of public buildings; no smoking within 35 (thirty-five) feet
(19) Outdoor dining areas and restaurants
(20) Outdoor worksites

8.34.060 Regulation of smoking in places of employment.

Original: (A) All employers shall adopt a written smoking policy and make it available to all current and prospective employees within 90 days of the effective date of this chapter. This policy shall include the treatment of private offices occupied exclusively by smokers and shall require the posting of appropriately sized “no smoking” signs where applicable. It shall be the responsibility of employers to provide smoke free areas for nonsmokers within facilities to the extent reasonably possible, but employers are not required to incur any expense to make structural or other physical modifications in providing such areas…

Recommended Addition: "Place of employment" means any area under the legal or de facto control of an employer that an employee or the general public may enter in the normal course of operations, but regardless of the hours of operation, including, for example, indoor and outdoor work areas, construction sites, vehicles used in employment or for business purposes, rideshare services, employee lounges, conference and banquet rooms, bingo and gaming facilities, long-term health facilities, warehouses, and any private residences subject to state licensing requirements that are used as child-care or health-care facilities.

FISCAL IMPACT

De minimis/limited. It is anticipated that the City of Palmdale will have access to additional funding sources if they pass an Ordinance substantially similar to those proposed above. Staff has identified a nearly $3,000 grant available to the City of Palmdale for signs regulating smoking within the City.

STRATEGIC PLAN

Goal III: Invest in infrastructure to improve community livability.

> C. Plan and maintain safe and attractive neighborhoods, streets, facilities, and public spaces with exciting programming that promotes active fun for everyone.

Prepared by:	Christopher Beck, City Attorney
Certified as to availability of Funds:	Keith Kang, Finance Manager
Approved by:	Ronda Perez, Acting City Manager
Approved as to form:	Christopher Beck, City Attorney

ATTACHMENTS

None.

CITY OF PALMDALE
OFFICE OF THE CITY COUNCIL

M E M O R A N D U M

TO: City Clerk

FROM: Laura Bettencourt, Councilmember

SUBJECT: Monthly Informational Report – Events and Meetings

DATE: January 12, 2022

During the period December 1, 2021, through December 31, 2021, I attended the following meetings and events:

December 1: Regular Council Meeting

December 4: Antelope Valley Chamber Christmas Parade

December 11: Palmdale School District Winter Parade

December 15: City Council Workshop