PALMDALE

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PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CA 93550
THURSDAY, JANUARY 16, 2025
7:00 PM
www.cityofpalmdaleca.gov

WELCOME

1. **CALL TO ORDER**

2. **ROLL CALL**
   CHAIR DEAN HENDERSON, VICE CHAIR GETRO ELIZE, COMMISSIONERS AYEASHA JONES, DAVID LUJAN, MATEO OLIVAREZ

3. **PLEDGE OF ALLEGIANCE**

PUBLIC COMMENT RULES

"(California Government Code Section 54954.3).
(a) Every agenda for a special meeting shall provide an opportunity for members of the public to directly address the legislative body on any item that has been described in the notice for the meeting, before or during the legislative body's consideration of the item, that is within the subject matter jurisdiction of the legislative body, provided that no action shall be taken on any item not appearing on the agenda unless the action is otherwise authorized by subdivision (b) of Section 54954.2 [section omitted].

(b) (1) The legislative body of a local agency may adopt reasonable regulations to ensure that the intent of the subdivision (a) is carried out, including, but not limited to, regulations limiting the total amount of time allocated for public testimony on particular issues and for each individual speaker.

(2) Notwithstanding paragraph (1), when the legislative body of a local agency limits time for public comment, the legislative body of a local agency shall provide at least twice the allotted time to a member of the public who utilizes a translator to ensure that non-English speakers receive the same opportunity to directly address the legislative body of

a local agency."

In furtherance of Section 54954.3 of the Brown Act, the public is allotted to speak a total of two (2) minutes on the entirety of the Consent Calendar, Appointment(s), with two (2) minutes on each Public Hearing, and, if desired, an additional two (2) minutes on items not on the agenda that are within the subject matter jurisdiction of the Planning Commission. As specified in the Brown Act, a speaker utilizing a translator will receive twice the amount of time specified.

4. **PUBLIC COMMENTS**

CONSENT CALENDAR ITEMS: Now is the time for public participation on items listed on the Consent Calendar Items. Each speaker is allotted two (2) minutes in total for the entirety of the above sections.

5. **CONSENT CALENDAR**

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

Waiver of the full reading of Resolutions to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

5.A Approve minutes of Planning Commission meeting of December 12, 2024.
PC Minutes 12.12.2024.docx

6. **PUBLIC HEARINGS**

6.A Adopt Resolution No. PC-2024-029, a Resolution of the Planning Commission of the City of Palmdale recommending City Council approval of Comprehensive Development 23-0002, Conditional Use Permit 23-0018, and Vesting Tentative Tract Maps 23-0003 and 23-0004 to facilitate the development of approximately 75 acres for the purpose of constructing 627 single-family residences within Phase 1B of the Ritter Ranch Specific Plan and find that the project includes minor alterations to the previously adopted Environmental Impact Report (90-4) prepared for the previously approved project as outlined within the addendum.
SR CDEV 23-0002 .docx
Reso No. PC-2024-029 CDEV 23-0002.docx
Exh H Reso. No. PC-2024-029 (VTTM 51508-03 COA's).docx
Exh I Reso. No. PC-2024-029 (VTTM 63145 COA's).docx
Exh G Reso. No. PC-2024-029.pdf

6.B Adopt Resolution No. PC-2025-001, a Resolution of the Planning Commision of the City of Palmdale, recommending City Council approval of General Plan Amendment 23-0003, Zone Change 23-0003, Tentative Parcel Map 84001, Conditional Use Permit 22-006 and Site Plan Review 22-007; a request to modify the General Plan Land Use designation and zone from Mixed Use 2 to Neighborhood Commercial; subdivide 5.69 acres into two lots to facilitate the construction of a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash located on the northwest corner of East Avenue R and 25th Street East.

SR Reso. No. PC-2025-001.docx
Reso. No. PC-2025-001.docx
Exh F - Initial Study.pdf
MMRP.pdf

7. **NON-AGENDA PUBLIC COMMENTS**

Now is the time for public participation on items not listed on the agenda. Each speaker is allotted two (2) minutes total.

8. **STAFF COMMUNICATIONS**

9. **COMMISSIONER REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS**

10. **ADJOURN the Planning Commission meeting to Thursday, February 13, 2025, at 7:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.**

Americans with Disabilities Act (ADA) Accommodations
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.

If you require oral Spanish translation, please contact the City Clerk's Office at (661) 267-5151 at least 48 hours prior to the meeting.

PLANNING COMMISSION MEETING

CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY, SUITE B
PALMDALE, CA 93550
THURSDAY, DECEMBER 12, 2024
7:00 PM

Minutes

1. CALL TO ORDER

Chair Henderson called the meeting to order at 7:00 pm.

2. ROLL CALL

Present: Chair Henderson, Vice Chair Elize, Commissioners Jones, Lujan, Olivarez
Absent: Vice Chair Elize and Commissioner Olivarez

3. PLEDGE OF ALLEGIANCE

Chair Henderson led the pledge of allegiance.

4. PUBLIC COMMENTS

Chair Henderson opened the public comments.

No comments received.

Chair Henderson closed the public comments.

5. CONSENT CALENDAR

Waiver of the full reading of Resolutions to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

5.A PC Minutes of November 21, 2024

Motion: Approve the Consent Calendar
Moved by: Commissioner Lujan, seconded by Commissioner Olivarez
Vote: Motion carried 4 - 1
Abstain: 0
Absent: 1

6. PUBLIC HEARINGS

6.A Adopt Resolution No. PC-2024-026, a Resolution of the Planning Commission of the City of Palmdale, approving Variance 24-0002; a request to allow the installation of an on-site wastewater treatment facility to facilitate the future construction of a single-family residence located at the northeast corner of Pearblossom Highway and 60th Street East and finding that the project is categorically exempt from environmental review.

Staff presentation by Planning Manager Magaña. The proposed application would allow the installation of an on-site wastewater treatment facility to facilitate the construction of a single-family residence on a vacant 0.73-acre lot located on the northeast corner of Pearblossom Highway and 60th Street East. Staff and the applicant is available for questions.

Chair Henderson opened the public hearing.

No comments received.

Chair Henderson closed the public hearing.

Motion: Adopt Resolution No. PC-2024-026
Moved by: Commissioner Olivarez and seconded by Commissioner Lujan
Vote: Motion carried 4 - 1
Abstain: 0
Absent: 1

6.B Adopt Resolution No. PC-2024-024; a Resolution of the Planning Commission of the City of Palmdale recommending City Council approval of Time Extension 24-0006 and Major Modification 24-0008 and finding that the proposed project is consistent with the previously adopted Mitigated Negative Declaration.

Staff presentation by Planning Manager Magaña and noted the TTM 60500 was originally approved by the Planning Commission on September 21, 2006. The applicant requests approval for a two-year extension and a Major Modification to phase the TTM into four separate phases. The applicant has used all discretionary extensions available through the Palmdale Municipal Code and the Subdivision Map Act.

Public testimony was received in opposition to the project and expressed the following concerns related to public notification, traffic impact study, fire hazard area, mountain lions, Joshua tree conservation impacts.

Traffic Manager Jay Nelson addressed the traffic concerns related to speed. This project will not have a significant impact on traffic on Rancho Vista Blvd.

Planning Manager Magaña addressed the public notification sent via US Postal mail as well as a public hearing notice sign located on the project site. The California Department of Fish and Wildlife will require an incidental take permits for the removal of Joshua Trees.

Commissioner Jones inquired about the fire safety concerns and wildlife.

Planning Manager Magana noted that once the builder is identified, the property will have to meet the fire codes. The project is conditioned to give nesting bird surveys and surveys on the land prior to building.

Chair Henderson opened the public hearing.

No comments received.

Chair Henderson closed the public hearing.

Motion: Adopt Resolution No. PC-2024-024
Moved by: Commissioner Olivarez and seconded by Commissioner Jones
Vote: Motion carried 4-1
Abstain: 0
Absent: 1

6.C Adopt Resolution PC-2024-027, a Resolution of the Planning Commission of the City of Palmdale, recommending City Council approval of Specific Plan 22-001, Zone Change 22-001, General Plan Amendment 22-001, a form of Development Agreement 22-001, Environmental Impact Report 22-001, Tentative Parcel Map 83738, and Site Plan Review 22-008 to subdivide the 432.9-acre site into 19 parcels for the phased development of a master-planned commerce center containing industrial, commercial, and open space, with all required on-site and off-site improvements and infrastructure. The phases of development would allow for a maximum of 8,302,536 square feet of building footprint, to be comprised of approximately 8,241,552 square feet of industrial and 60,984 square feet of commercial uses

Staff presentation, Planning Manager Magaña noted that the project buildout is proposed in four phases. The required entitlements for the project have been outlined

in the conditions of approval. Both the applicant and staff are available to answer any questions.

Chair Henderson opened the public hearing.

Public testimony was received by union representatives from the following; the Coalition for Racial & Ethnic Equity in Development (CREED), Laborers' Union of North America (LUNA), United Auto Workers, Local 1761, and Western States Regional Council of Carpenters (WSRCC) on this item in support of this project.

Chair Henderson closed the public hearing.

Chair Henderson asked if Air Force Plant 42 had any concerns about the flyover space as it relates to the project.

Planning Manager Magaña stated that Air Force Plant 42 was notified at the project's initial stage, and no comments were received.

Motion: Adopt Resolution No. PC-2024-027; as amended.
Moved by: Commissioner Jones and seconded by Commissioner Lujan
Vote: Motion carried 4-1
Abstain: 0
Absent: 1

7. **NON-AGENDA PUBLIC COMMENTS**

No public comments were received.

8. **STAFF COMMUNICATIONS**

Planning Manager Magaña expressed gratitude to the commission for a successful year and looks forward to a busy new year. The staff appreciates your flexibility in moving meeting dates.

9. **COMMISSIONER REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS**

The new Palmdale Playhouse mural has been completed and encouraged all to go by and take a look.

10. **Adjourn the Planning Commission meeting to Thursday, January 16, 2025 at 7:00 pm in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.**

Chair Henderson adjourned the Planning Commission meeting to Thursday, January 16, 2025, at 7:00 p.m.

PASSED, APPROVED, and ADOPTED this 12th day of December 2024.

_____

Dean Henderson, Chair

ATTEST:

_____

Sylvia Magallanes, Deputized Clerk

Planning Commission Staff Report

DATE: **JANUARY 16, 2025**

TO: **HONORABLE CHAIR AND PLANNING COMMISSIONERS**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION**

APPLICANT: **RDR DEVELOPMENT HOLDINGS, LLC**

DISTRICT: **2**

SUBJECT: **ADOPT RESOLUTION NO. PC-2024-029, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE RECOMMENDING CITY COUNCIL APPROVAL OF COMPREHENSIVE DEVELOPMENT 23-0002, CONDITIONAL USE PERMIT 23-0018, AND VESTING TENTATIVE TRACT MAPS 23-0003 (51508-03) AND 23-0004 (63145) TO FACILITATE THE DEVELOPMENT OF APPROXIMATELY 75 ACRES FOR THE PURPOSE OF CONSTRUCTING 627 SINGLE-FAMILY RESIDENCES WITHIN PHASE 1B OF THE RITTER RANCH SPECIFIC PLAN, AND FIND THAT THE PROJECT INCLUDES MINOR ALTERATIONS TO THE PREVIOUSLY ADOPTED ENVIRONMENTAL IMPACT REPORT (90-4) FOR THE PREVIOUSLY APPROVED PROJECT, AS OUTLINED WITHIN THE ADDENDUM**

RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC-2024-029, a Resolution of the Planning Commission of the City of Palmdale recommending City Council approval of Comprehensive Development (CDEV) 23-0002, Conditional Use Permit (CUP) 23-0018, and Vesting Tentative Tract Maps 23-0003 (VTTM 51508-3) and 23-0004 (VTTM 63145) to facilitate the development of approximately 75 acres for the purpose of constructing 627 single-family residences within Phase 1B of the Ritter Ranch Specific Plan and find that the project includes minor alterations to the previously adopted Environmental Impact Report (EIR 90-4) prepared for the previously approved project as outlined within the addendum.

BACKGROUND

On February 27, 1992, EIR 90-4 (SCH No. 90010124) was certified by the City of Palmdale for the development of a 10,625-acre master-planned community consisting of 7,200 residences, 7,600 acres of open space and the necessary public facilities, recreational amenities, schools, and commercial uses to support the community.

On March 3, 1992, the City adopted Ordinance No. 964, approving the Ritter Ranch Specific Plan (SP). The approvals included: General Plan Amendment 91-3, Pre-zone 89-12, SP 89-02, and Development Agreement (DA) 92-1. As originally approved, the SP was intended to encompass all actions associated with the implementation and development of the properties within the SP Area. The SP manages the use of land, establishes provisions for site development, and provides a comprehensive approach to infrastructure planning and financing.

In 1995, DA 92-1 was amended to define the responsibility of the City and the applicant to fund and construct various infrastructure improvements and provided the applicant with assurance that the development standards within the SP would remain in place without change.

On October 11, 1995, the City approved Specific Plan Amendment 95-1-RR (Ordinance No. 1076), which amended the SP to reflect the provisions of the Agreement of Compromise, Settlement and Release between Ritter Park Associates, the Leona Valley Town Council and the City of Palmdale and amended and corrected certain portions of the SP. The changes included the phasing of various infrastructure and amenities, reductions in the number of dwelling units in portions of the project, restrictions on allowable commercial uses in some portions of the project, and various minor text changes.

In December 1995, the City approved six VTTMs (51604, 51605, 51606, 51607, 52093 and 52116), collectively known as Phase 1A, and although the maps were not recorded, the lots were graded and internal roadways were partially installed (i.e. final paving was not completed). After a series of automatic and discretionary extensions of time, all six VTTM's expired on January 20, 2017.

A revised DA for the SP was approved in 2004 (2004 DA), replacing the original DA 92-1. Similar to DA 92-1, 2004 DA defined the responsibility of the City and the applicant to fund and construct various infrastructure improvements and provided the applicant with assurance that the development standards specified within the SP would remain in applicable to the project. In June 2012, the 2004 DA also subsequently expired by its own terms.

On March 2, 2006, the City approved VTTM's 51508-03 (Resolution No. PC-2006-018) and 63145 (Resolution No. PC-2006-019), respectively. VTTM 51508-03 was subsequently recorded and subdivided 92.32 acres into six lots. VTTM 63145 (Lot 2 of VTTM 51508-03), included the subdivision of 50.56 acres into 241 single-family residential lots, three open space lots and two park lots. On August 11, 2016, the City approved requested time extensions for both VTTM 51508-3 and 63145 (Resolution Nos. PC-2016-031 and PC-2016-030, respectively) which subsequently expired on August 23, 2019.

Subsequent to the VTTM expiration, mass grading consistent with VTTM 51808 was completed, and backbone roads (Westland Drive and Ranch Center Drive) were installed. These roadways are currently open to public travel. Portions of the required perimeter walls along these roadways were also installed.

On February 10, 2022, the Planning Commission adopted Resolution Nos. PC-2022-005 through PC-2022-011 approving VTTM's 51604, 51605, 51606, 51607, 52093 and 52116, CUP 22-001 and Planned Development (PD) 21-001 to facilitate the development of 553 single-family residences on approximately 115 acres, including open space, neighborhood and community parks, and interconnectivity within Phase 1A (Planning Area 5) of the SP.

The current application submittal from the applicant (Phase 1B) proposes to continue the on-going development allowed in Planning Area 5 (PA5) of the SP and is physically adjacent to and connects to the residential project recently approved by the City for Phase 1A. Even with the construction proposed by both Phase 1A and 1B, a balance of 1,411 total dwelling of additional capacity units will remain available for potential development in PA5 of the SP and as analyzed by EIR 90-4.

The applicant is requesting approval of a Planned Development (CDEV 23-0002) for Phase 1B of Planning Area 5, which is implemented through a Conditional Use Permit (CUP 23-0018) as required by the SP. In conjunction with CDEV 23-002, the applicant is requesting approval of VTTM's 23-0003/23-0004 to reinstate the prior approved VTTMs 51508-3 and 63145. The requested approvals would allow the subdivision of 75 acres for the comprehensive development and construction of 627 single-family residences (135 detached and 492 attached) and the associated open space, trails, neighborhood recreation areas, community parks, landscaping, public utility infrastructure, development identification signs, and public roadways/bikeways.

FIGURE 1 - AERIAL MAP

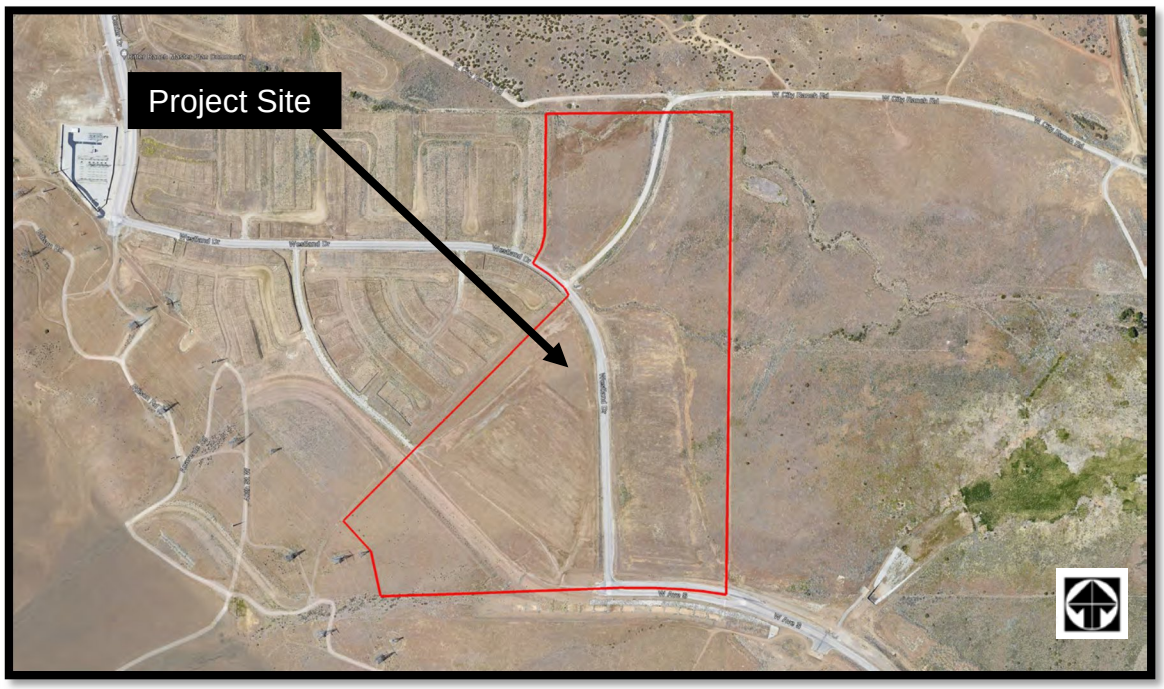
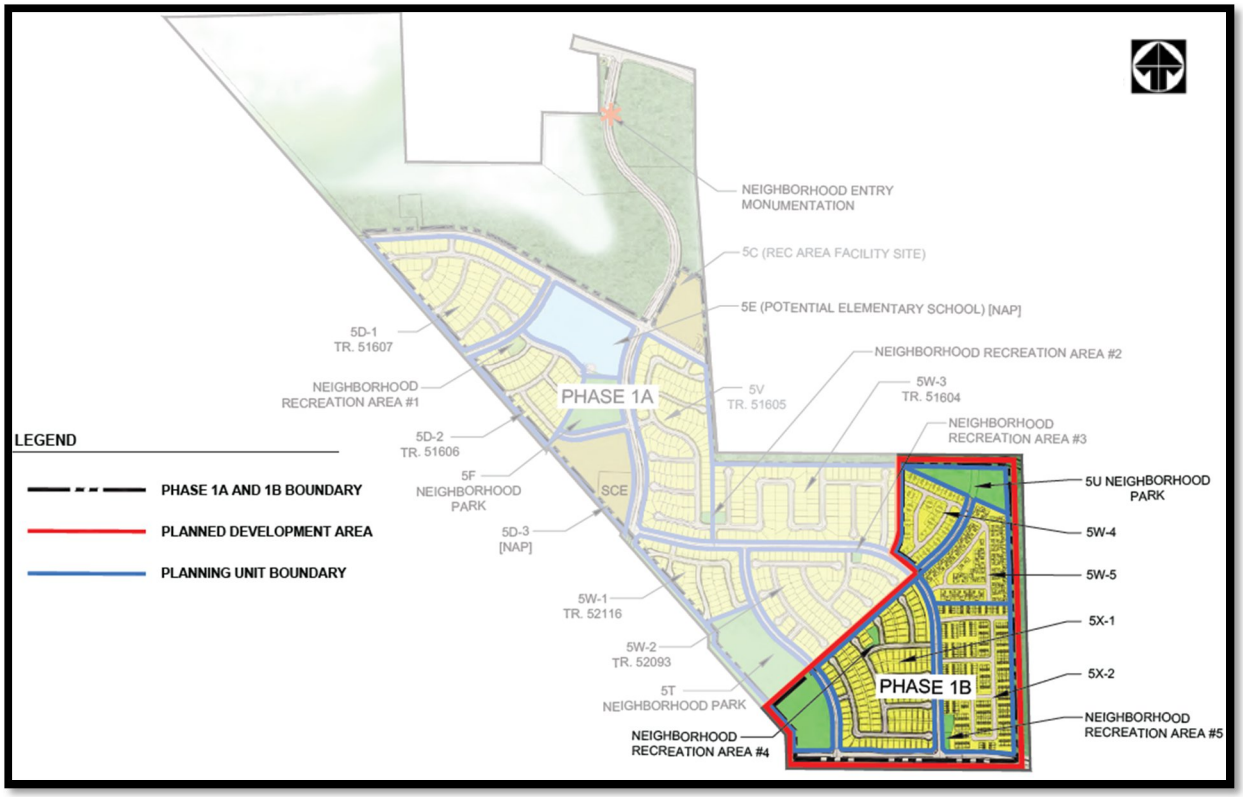


FIGURE 2 - PHASE 1B PLANNING AREA



Noticing/Agency Comments

TABLE 1 - AFFECTED AGENCIES

	Agency	Comments
Public Safety	Los Angeles County Fire Department	Applicant must comply with all applicable requirements
School District(s):	Antelope Valley Union High School District	No comments received
	Westside Union School District	School impact fees will be paid prior to building permit issuance
Other:	AT&T	No comments received
	Los Angeles County Sanitation District 20	Project will be required to comply with all applicable requirements and pay connection fees

ANALYSIS

TABLE 2 - SUMMARY OF PROPOSED DEVELOPMENT

Planning Unit	Land Use	Dwelling Units	Acres	Open Space Lots	
				Neighborhood Recreation Area Number	Neighborhood Parks (Acres)
Residential					
5W-4	Single-Family Attached	74	8.3	N/A	0
5W-5	Single-Family Attached	111	11.2	N/A	0
5X-1	Single-Family Detached	135	25.0	4	0.30
5X-2	Single-Family Attached	307	18.9	5	0.57
Total Residential		**627**	**63.4**	**N/A**	**0.87**
Non-Residential					
5U	Neighborhood Park (including access road)		5.5	4	Public
5T	Community Park (remainder from Phase 1A)		6.7	5	Public
Source: Stantec.					

Two neighborhood recreation areas will be provided to supplement the one neighborhood park and one community park that is split with Phase 1A.

The existing SP provides the basic entitlement framework for Phase 1B, which includes a portion of Planning Area 5 for Single Family Attached (SFA) land use and allows other uses through the approval of a planned development document. VTTM 63145 will implement the portion of the site that is proposed to create the 135 single-family detached, lots. Future development on the remaining portions of the site included within CDEV 23-0002 for single-family attached, detached condo, and small lot products (492 additional units) will be processed through subsequent Site Plan Review and Tentative Tract Map or Condominium Map applications as development on that portion of Phase 1B is proposed. Final designs for the Neighborhood Recreation Areas, the Neighborhood Park and the Community Park are subject to review and approval by the City of Palmdale as part of its ongoing development review process following subdivision approval.

TABLE 3 - EXISTING LAND USE / ZONING / GENERAL PLAN

	Land Use	Zoning	General Plan
Subject Site	Vacant land	Ritter Ranch Specific Plan	Ritter Ranch Specific Plan
North	SP Phase 1A	Ritter Ranch Specific Plan	Ritter Ranch Specific Plan
South	Vacant land	Anaverde Nuevo Specific Plan	Anaverde Nuevo Specific Plan
East	Vacant land	Anaverde Nuevo Specific Plan	Anaverde Nuevo Specific Plan
West	Vacant land	Ritter Ranch Specific Plan	Ritter Ranch Specific Plan

TABLE 4 - SP CONSISTENCY

	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use	Goal 1: Create a comprehensively designed Specific Planned Community.	Yes	The proposed tentative maps and amenities have been designed in a manner that is consistent with both the Planned Development document and the SP. The tentative maps are seamlessly integrated into surrounding development and incorporate a fully landscaped, connective residential community.
Circulation	Goal 1: Provide a transportation system which allows for the safe and efficient movement of people, goods and services throughout Ritter Ranch	Yes	The proposed roadway system is designed in the locations and to the dimensions as required by the circulation plan of the SP.
Housing	Goal 1: Housing availability and opportunity for all citizens.	Yes	The proposed tentative maps allow for varying lot sizes, which will ensure construction of housing for various income levels as envisioned by the SP.

TABLE 4 - SP CONSISTENCY (CONTINUED)

	Goal, Objective, or Policy	Standard Met?	Justification*
Public Services and Utilities	Goal 1: Provide adequate public and semi-public services to serve the needs of the Ritter Ranch development and the residents in an efficient and cost-effective manner.	Yes	The proposed project will provide all improvements necessary to ensure that public and semi-public services are adequately provided. In addition, conditions of approval have been proposed that will require adequate financing mechanisms to ensure the provision of such services is cost-effective.
Design	Goal 2: Provide public parkland for both passive and active use that is equally accessible to the community on a neighborhood, community and regional basis.	Yes	The proposed tentative maps include dedicated open space lots for passive and active recreation, which will include a variety of amenities for use by future residents and the surrounding community.

*Justification is based on a review of the plans date stamped 'Received November 11, 2024'.

Comprehensive Development 23-0002 and Conditional Use Permit 23-0018

As allowed by SP Section 8.10, the applicant is requesting approval of a planned development document, which is implemented by the proposed conditional use permit and specifies the following requirements for Phase 1B of the SP:

- Lot size standards for 5,000 square foot Single Family Detached (SFD) Lots
- Standards for Single Family Attached (SFA), Detached Condo, and Small Lot products
- Design Standards for community entry facilities, including facilities which are located outside the boundaries of this Planned Development
- Conceptual Designs for public and private parks
- Conceptual landscaping
- Public utility infrastructure
- Development identification signs

Development standards not addressed in the Planned Development default to the requirements of the SP. Detailed Development Standards of the Planned Development (CDEV 23-0002) are summarized in Table 5 below.

TABLE 5 - PLANNED DEVELOPMENT STANDARDS

	Standard	Standard Met?	Justification*
Land Use	The permitted land uses in Phase 1B shall comply with listed requirements in the following order of hierarchy: Planned Development; Ritter Ranch Specific Plan; City of Palmdale Municipal Code. These Planning units include: a) 5X-1: SFD (includes SFD land uses as specified by section 6.4 of the Ritter Ranch Specific Plan and City of Palmdale Municipal Code, unless otherwise specified in the Planned Development) b) All other Planning Units: Refer to section 6.5 of the Ritter Ranch Specific Plan. (PD Section 3.1.1)	Yes	The residential single family uses proposed in Phase 1B are consistent with the standards in the PD.
Density	Planning Units 5W and 5X exceed the Specific Plan dwelling unit allocation. SP Section 8.17.2.3 allows for a density transfer not to exceed 20% from other Planning Units. The PD proposes the transfer of 92 dwelling units from unspecified PA5 planning units that remain unallocated.	Yes	The SP provides flexibility in the distribution of dwelling units in each Planning Area (PA) by allowing dwelling units to be transferred between planning units in accordance with SP Section 8.17. A balance of 1,411 dwelling units remain within PA5 of the SP

TABLE 5 - PLANNED DEVELOPMENT STANDARDS (CONTINUED)

	Standard	Standard Met?	Justification*
Lot Development Standards	The SP allows a PD to propose comprehensive development standards for greater flexibility in design	Yes	Section 3.0 of the PD provides varying lot development standards for single family attached and detached dwellings to ensure flexibility and variety in housing types and affordability levels.
Building Design	All residential buildings shall comply with the Residential Architectural Designs listed in Specific Plan Section 7.3. (PD Section 3.1.2)	Yes	All future residential buildings plans will be reviewed by the City as part of the Building Permit submittal process.
Accessory Dwelling Units	Attached, Detached and Junior Accessory Dwelling Units may be permitted in all planning units in addition to the 627 proposed units, either as part of the original development or constructed at a later time, provided they comply with the Palmdale Municipal Code (PD Section 3.1.3)	Yes	This is consistent with State Law and assists the City in expanding housing opportunities for various income levels.
Circulation: Roadway Standards	Roadway design shall be consistent with standards in Specific Plan Section 4.8.1 and 4.8.2. (PD Section 3.2.1)	Yes	Staff has verified that proposed roadways are consistent with this requirement
Landscaping	Landscaping shall conform with the requirements in this section, and as depicted in Exhibit K of the PD	Yes	Proposed thematic landscaping is consistent with the master theme of the SP.
Recreational amenities	Consistency with SP Park dedication and Neighborhood Recreation Area Criteria (PD Section 6.7.2.4)	Yes	Two private Neighborhood Recreation Areas, the Public Neighborhood Park 5U, and a portion of the Public Community Park 5T are included in Phase 1B.

*Justification is based on a review of the plans date stamped 'Received November 11, 2024'.

Vesting Tentative Maps

State Subdivision Laws allow property to be subdivided into 5 or more lots through submittal of a Tentative Tract Map or Vesting Tentative Tract Map application prepared by a State Licensed Civil Engineer or Land Surveyor to a local City or County for approval.

The City of Palmdale Municipal Code (Section 16.50.020) requires that the Planning Commission consider all tentative maps which would create small lot subdivisions and make a recommendation to the City Council with respect to the application's compliance with the General Plan, any applicable specific plan, and the zoning ordinance.

The applicant is requesting approval for two Vesting Tentative Tract Maps that previously expired in 2019 (VTTM 51508-3 and VTTM 63145).

VTTM 23-0003 (Figure 3) is seeking to reinstate City entitlement approvals for VTTM 51508-03. This type of map is often referred to as an "A" map which is a type of subdivision map that creates large lots but no new building sites. It is typically used to divide land by a master developer. The map current shows 6 lots including Lot 2, which is proposed to be subdivided by VTTM 63145.

VTTM 23-0004 (Figure 4) is seeking to reinstate City entitlement approvals for VTTM 63145, which subdivides the parcel into 135 single family detached lots.

Additional development authorized by CDEV 23-0002 on the remaining lots depicted on VTTM 51508-03 are intended for future single family attached, detached condo, and small lot products which will be processed through Site Plan Review and Tentative Tract Map or Condominium Map applications in the future.

FIGURE 3 - VTTM 23-0003 (51508-03)

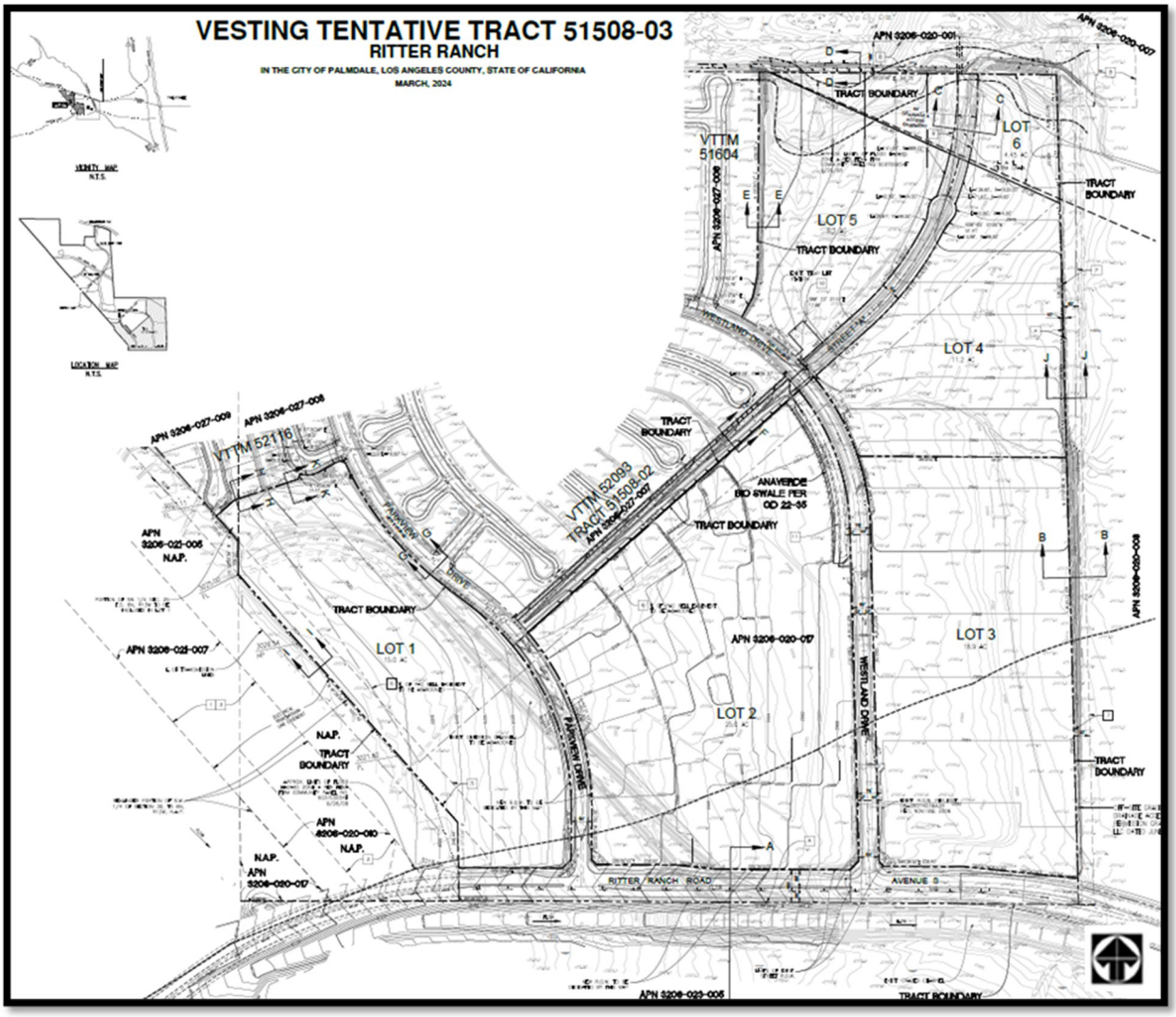
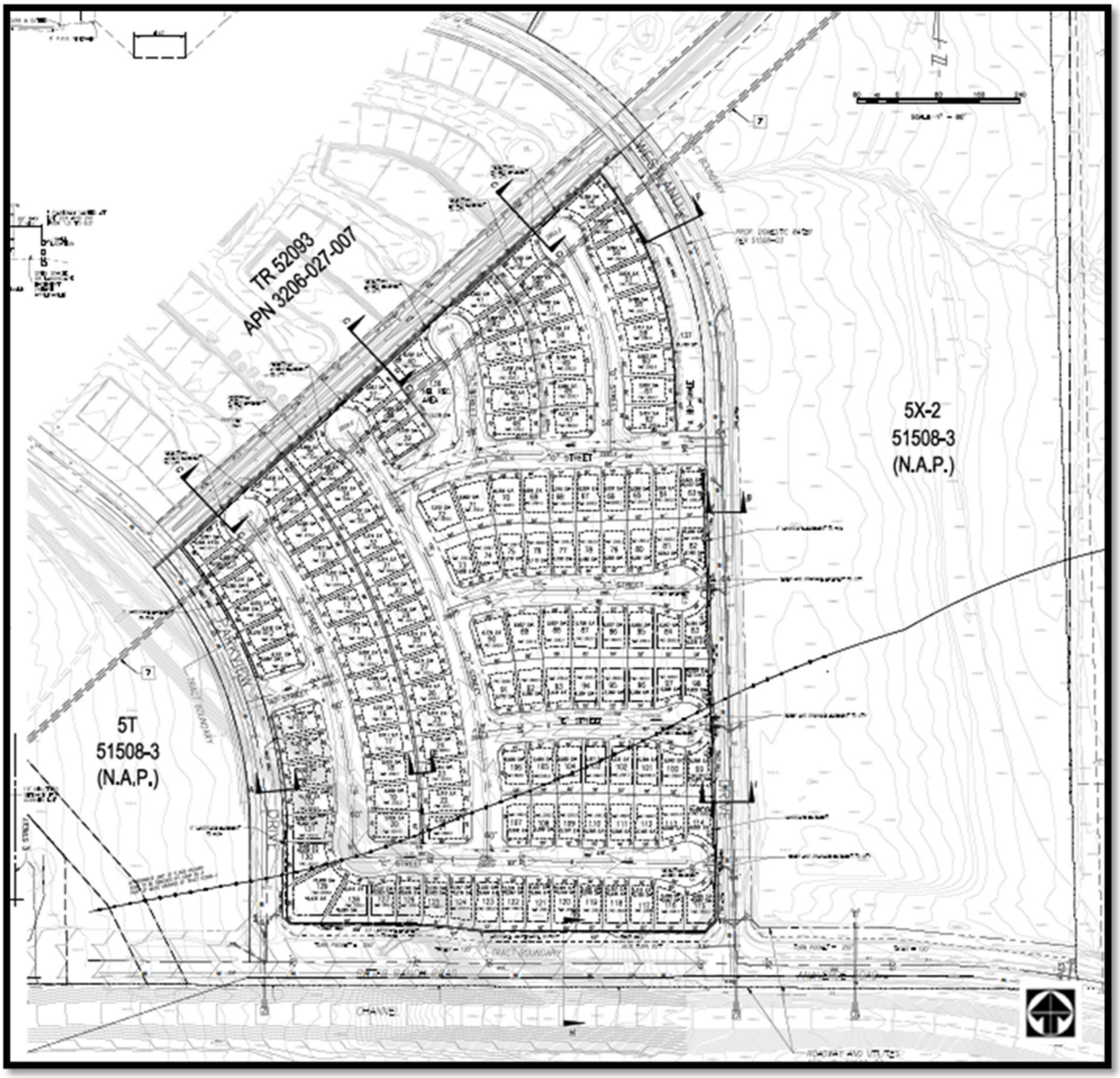


FIGURE 4 - VTTM 23-0004 (63145)



ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) was prepared for the project in conjunction with the original approval and on February 27, 1992, the City Council adopted EIR 90-04 (Resolution No. 92-22, SCH No. 90010124). The EIR identified potential significant impacts with respect to: Earth Resources, Air Resources, Water Resources, Biological Resources, Noise, Aesthetics, Land Use, Public Health and Safety, Traffic, Cultural Resources and Public Facilities. A Statement of Overriding Consideration was adopted by the City Council in conjunction with the original approval. In accordance with Public Resources Code Section 21166 and State California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163, the proposed project does not require the preparation of a subsequent or supplemental to the EIR prepared for the SP (EIR 90-04) since: 1) the project will cause no substantial changes in any portion of the project which was described in EIR 90-4, which would require major revisions to EIR 90-4 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects because the project is not modifying the scope or intent of the SP; 2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken, which will require major revisions to said EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified environmental effects, because no significant development adjacent to the project area which impacts the infrastructure, services, or development potential within the City's boundaries has occurred; and 3) no 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, has been provided with respect to the SP. 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.

In summary, the Phase 1B project results in fewer units than what was analyzed for the SP within EIR 90-4; the project would not have any additional or more intensive impacts than what has already documented in the City approved Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program; substantial evidence has not been documented that would warrant the preparation of a Subsequent EIR nor a Supplemental EIR; and the preparation of an Addendum to EIR 90-4 is appropriate.

Prepared by:	Erwin Ordoñez, Contract Planner
Approved by:	Brenda Magaña, Planning Manager
Approved as to form:	William P. Curley III, City Attorney

ATTACHMENTS

Resolution No. PC-2024-029
EIR 90-4

PLANNING COMMISSION
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. PC-2024-029

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE RECOMMENDING CITY COUNCIL APPROVAL OF COMPREHENSIVE DEVELOPMENT 23-0002, CONDITIONAL USE PERMIT 23-0018, AND VESTING TENTATIVE TRACT MAPS 23-0003 (VTTM 51508-3) AND 23-0004 (VTTM 63145) TO FACILITATE THE DEVELOPMENT OF APPROXIMATELY 75 ACRES FOR THE PURPOSE OF CONSTRUCTING 627 SINGLE-FAMILY RESIDENCES WITHIN PHASE 1B OF THE RITTER RANCH SPECIFIC PLAN GENERALLY LOCATED TO THE EAST AND WEST OF WESTLAND DRIVE/RANCH CENTER DRIVE AND SOUTH OF CITY RANCH ROAD (APNS: 3206-020-010 AND 3206-020-017)

WHEREAS, RdR Development Holdings, LLC, has filed an application requesting the approval of Comprehensive Development (CDEV) 23-0002, Conditional Use Permit (CUP) 23-0018, and Vesting Tentative Tract Maps (VTTM) 23-0003 (VTTM 51508-3) and 23-0004 (VTTM 63145), collectively known as Phase 1B of the Ritter Ranch Specific Plan (hereinafter referred to as "Application");

WHEREAS*,* The Application applies to approximately 75-acres generally located within the Ritter Ranch Specific Plan (SP) to the east and west of Westland Drive/Ranch Center Drive and south of City Ranch Road indicated on the Los Angeles County Assessor Roll as Assessor Parcel Numbers 3206-020-010 and 3206-020-017 as legally described in Exhibit A hereto and shown on the map attached as Exhibit B;

WHEREAS, On January 16, 2025, the Planning Commission 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 Planning Commission at the aforesaid public hearing, including but not limited to, the staff report dated January 16, 2025; and

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

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

SECTION 1. The Planning Commission hereby specifically finds that all of the facts set forth in the Recitals of the Resolution are true and correct.

SECTION 2. The Planning Commission hereby finds as follows with respect to the environmental documentation prepared for the Application:

A. An Environmental Impact Report (EIR) was prepared for the project in conjunction with the original approval and on February 27, 1992, the City Council adopted EIR 90-4 (Resolution No. 92-22, SCH No. 90010124). The EIR identified potential significant impacts with respect to: Earth Resources, Air Resources, Water Resources, Biological Resources, Noise, Aesthetics, Land Use, Public Health and Safety, Traffic, Cultural Resources and Public Facilities. A Statement of Overriding Consideration was adopted by the City Council in conjunction with the original approval. In accordance with Public Resources Code Section 21166 and State California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163, the proposed project does not require the preparation of a subsequent or supplemental to the EIR prepared for the SP (EIR 90-4) since: 1) the project will cause no substantial changes in any portion of the project which was described in EIR 90-4, which would require major revisions to EIR 90-4 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects because the project is not modifying the scope or intent of the SP; 2) no substantial changes have occurred with respect to the circumstances under which the project is undertaken, which will require major revisions to said EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified environmental effects, because no significant development adjacent to the project area which impacts the infrastructure, services, or development potential within the City's boundaries has occurred; and 3) no 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, has been provided with respect to the SP. 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.

B. The custodian of records for the environmental document, and all other materials which constitute the record of proceedings upon which the Planning Commission’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 3. Based upon substantial evidence presented to this Commission during the January 16, 2025, public hearing, including public testimony and written and oral staff reports, and incompliance with SP Section 8.10, this Commission specifically finds as follows:

A. The proposed conditional use is consistent with the Ritter Ranch Specific Plan. (SP)

B. The proposed use is consistent with the goals, policies, and objectives of the General Plan. (CUP)

C. The distribution, location and extent of land uses is consistent with the goals, policies and objectives of the General Plan. (PD)

D. The proposed subdivision, together with the provisions for its design and improvement, shall be consistent and compatible with the maps, goals, objectives and policies of the General Plan, Zoning Ordinance and any applicable specific plan. (TTM)

As specified within SP Section 8.10, a conditional use permit is the implementing tool for establishment of a planned development document. Implementing a planned development document within the SP, allows greater flexibility in design and encourages well-planned neighborhoods. The Application facilitates the development of 627 single-family residences on approximately 75 acres and includes open space, neighborhood and community parks, and interconnectivity. As required, the overall density specified within the SP is maintained while allowing for reconfiguration of the area to accommodate development of the well-planned community.

The proposed subdivisions are consistent with the SP and the planned development (CDEV 23-0002) document, which provides special development standards for the project, landscape standards, and thematic landscape features as outlined within Exhibits C and D.

E. The proposed use is beneficial and desirous to the community and is consistent with the purpose, intent and standards of this title and other applicable ordinances and codes adopted by the City. (CUP)

F. The site is suitable for the type and intensity of development. (PD)

G. The site is physically suitable for the type and proposed density of development proposed by the tentative map. (TTM)

Implementing a planned development document within the SP, allows greater flexibility in design and encourages well-planned neighborhoods. As indicated above, the Application facilitates the development of 627 single-family residences on approximately 75 acres and includes open space, neighborhood and community parks, and interconnectivity as envisioned by the underlying SP as outlined within Exhibits E and F.

In conjunction with prior approvals, portions of the site have been previously graded and portions of major roadways constructed. An existing power line easement is located to the south of the site, but the Application has been designed to avoid the easement.

H. The nature, condition and development of adjacent uses, buildings and structures shall be considered and no proposed conditional use shall be permitted where such use will adversely affect or be materially detrimental to said adjacent uses, buildings or structures. (SP)

I. The proposed use and the ongoing operation of the use will not have a substantial adverse effect on abutting property or the allowed use thereof, and will not generate excessive noise, vibration, traffic, or other disturbances, nuisances, or hazards. (CUP)

J. The project site is or will be provided with adequate public services and facilities to support the proposed development. (PD)

K. The design of the subdivision and the type of improvements are not likely to cause serious public health and safety problems. (TTM)

The Application anticipates residential development and all infrastructure and amenities anticipated by the SP. Currently, there are no adjacent uses, buildings or structures as the Application proposes to implement the second phase of development (Phase 1B) of the SP, which will be constructed in conjunction with the adjacent first phase (Phase 1A). Given that the planned development document does not alter land use, but allows a cohesive and well-planned neighborhood, the Application will not adversely affect or be materially detrimental to any surrounding uses.

In addition, the project will be required to install improvements such as streets, curbs and sidewalks in compliance with City standards. Also, the discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board because the applicant is required to dedicate a new sewer system to the City and install private laterals for each residential lot. In addition, the project is required to provide on- and off-site improvements as required by the water purveyor. Furthermore, the public improvements required for this subdivision are reasonable and proportional to the impacts caused by the proposed development and are necessary in order to provide access for future residents within the project, protect the subdivision, and surrounding properties, and promote the safety of the general public.

L. The site for a proposed conditional use is served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate. (SP)

M. The site for the proposed use has adequate pedestrian and vehicular access. (CUP)

N. Adequate access is provided pursuant to the circulation plan prepared for the project and the General Plan Mobility Element. (PD)

The major roadways serving the site, including Ranch Center Drive, City Ranch Road, and Westland Drive, have previously been constructed in conformance with the requirements of the SP. Internal roadways within the proposed subdivisions will be graded, paved and completed as development of each of the subdivisions occurs.

O. The flexibility in site development regulations contained in the planned development has resulted in a project demonstrating clear and substantial benefit to the City. (PD)

P. The proposed Residential Planned Development utilizes creative site-planning techniques which may not typically be utilized in conventional development, and which result in higher levels of common open space and recreational amenities than what could be accomplished under traditional development and subdivision standards. (SP)

Q. The proposed Residential Planned Development provides an efficient use of open space areas, incorporating public, private and natural open space uses, to service the residents of said project substantially in excess of those which would be required in a standard subdivision. (SP)

R. The proposed Residential Planned Development provides common recreational amenities which are not provided in typical residential developments within the City. (SP)

The Application utilizes creative site planning techniques, which may not typically be utilized in conventional development, and which result in higher levels of common open space and recreational amenities than what could be accomplished through traditional development. The proposed standards of development consider pedestrian circulation, adding visual interest to the streetscapes with enhanced landscaping, provision of trails, and incorporating neighborhood recreation areas, in addition to ensuring cohesive development of the master-planned Ritter Ranch community.

In addition, the Application provides an efficient use of open space areas, incorporating public, private and natural open space uses, to service the residents of the project area. The type, location and number of open areas to be utilized for active and passive recreation is in excess of those which would be required in a standard subdivision, and incorporate the use of greenbelts, trails, open space areas and neighborhood recreation areas into the project design. Furthermore, as outlined within the planned development document, the project proposes 18% of the project area to be dedicated to parks, recreation and open space.

S. The tentative map does not propose to divide land which is subject to contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a land conservation act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use. (TTM)

A review of the preliminary title report for the subject property revealed that the property in question has not been included in any such contract and therefore, the Application does not propose to divide land, which is subject to such a contract.

T. The design of the subdivision and the proposed improvements, with conditions of approval, are either: (TTM)

a. Not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat, or
b. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, but an environmental impact report has been prepared and a statement of overriding considerations has been adopted, pursuant to Public Resources Code Section 21081(c), finding that specific economic, social or other considerations make it not feasible to adopt the mitigation measures or project alternatives identified in the environmental impact report.

U. The proposed tentative map or tentative parcel map is in conformance with the intent and requirements set forth in the Ritter Ranch Specific Plan. (SP)

V. The tentative map design provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible. (TTM)

As allowed within SP Section 8.10, the tentative map meets the requirements of the proposed Planned Development document (CDEV23-

0002), which includes special development standards of the project, landscape standards, and thematic landscape features. The lots created by the Application comply with the standards of, and will be landscaped pursuant to, standards within the Planned Development.

In addition, the development is designed with adequate dimensions to maximize the opportunities for passive and natural heating and cooling. The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities. Based upon a review of the tentative tract maps, each lot meets or exceeds the minimum size, width, and depth requirements as specified within the Planned Development prepared for the portion of the Ritter Ranch Specific Plan that includes the proposed project.

W. The site for a proposed conditional use is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Specific Plan, or as required by the Planning Commission as a condition in order to integrate said use with the uses in the neighborhood. (SP)

X. The proposed landscape plan, architectural design and materials, and site plan are designed to exceed the intent and desired effect of standards established in the Ritter Ranch Specific Plan. (SP)

The Application will be further implemented through approval of the two individual Vesting Tentative Tract Maps, which have been designed to properly accommodate future residences, yards, fences, parking, etc. As required by the Conditions of Approval for the associated VTTM's, each subdivision will be required to obtain approval of the placement of each residence prior to issuance of permits. All individual structures will be checked for conformance with the Planned Development document, SP, and/or Palmdale Municipal Code to ensure that development is consistent with all applicable development standards.

Furthermore, the proposed landscape plan, architectural design and materials, and site layout are designed to exceed the intent and desired effect of the standards established in the SP as evidenced by the landscape treatments along the internal roadways and the architectural features described in the planned development document and supplemental Residential Design Guidelines.

Y. The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of the private property within the proposed subdivision, or the design of the

subdivision and the type of improvements will conflict with the easements acquired by the public at large for access through or use of property within the proposed subdivision but alternate easements which are substantially equivalent to those previously acquired by the public will be provided. (TTM)

The title report for the site revealed that the design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivisions because the existing easements along the western portion of the project site will not be altered by the proposed project. In addition, the Conditions of Approval require dedication and improvement of publicly owned rights-of-way, storm drains, and other drainage facility easements.

Z. The proposed subdivision, including any proposed phasing, represents orderly development of the project site and surrounding area. (TTM)

The proposed subdivisions meet the requirements specified within the SP and planned development document. The individual lots created by the proposed maps are consistent with the type and pattern of development envisioned by the underlying SP and will ensure orderly continuation of the development pattern of the adjacent Phase 1A.

AA. The project is consistent with the Site Plan Review Findings of approval as identified in Section 8.9, Site Plan Review. (SP)

Implementing a planned development document within the SP, allows greater flexibility in design and encourages well-planned neighborhoods. The Application facilitates the development of 627 single-family residences on approximately 75 acres and includes open space, neighborhood and community parks, and interconnectivity. As required, the overall density specified within the SP is maintained while allowing for reconfiguration of the area to accommodate development of the well-planned community. In addition, the design of the development takes existing conditions, such as seismically restricted or flood plain areas into consideration and creates a cohesive design theme.

SECTION 4. Based on the findings and conclusions set forth in Sections 1, 2, and 3 above, this Commission hereby recommends City Council approval of CDEV 23-0002, CUP 23-0018 and VTTM's 23-0003 and 23-0004 subject to the Planned Development document provided within Exhibit G and the Conditions of Approval as set forth in Exhibits H, I and J.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 16th day of January 2025.

_____
Dean Henderson
Chair, Planning Commission

ATTEST:

_____
Sylvia Magallanes, Deputized Clerk

I, Sylvia Magallanes, Deputized Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly passed, approved, and adopted by the Planning Commission of the City of Palmdale at a regular meeting of said Commission held on the 16th day of January 2025 by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ ABSENT: _____

Date: _____ _____
Sylvia Magallanes, Deputized Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR
CDEV 23-0002, CUP 23-0018, VTTM 23-0003 AND VTTM 23-0004

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TENTATIVE MAP NO. TTM 51508-03 IS A SUBDIVISION OF THE LAND DESCRIBED AS FOLLOWS:

THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED WITHIN TRACT NO. 51508-02, AS PER MAP RECORDED IN BOOK 1214 PAGES 37 TO 40, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 3206-020-010

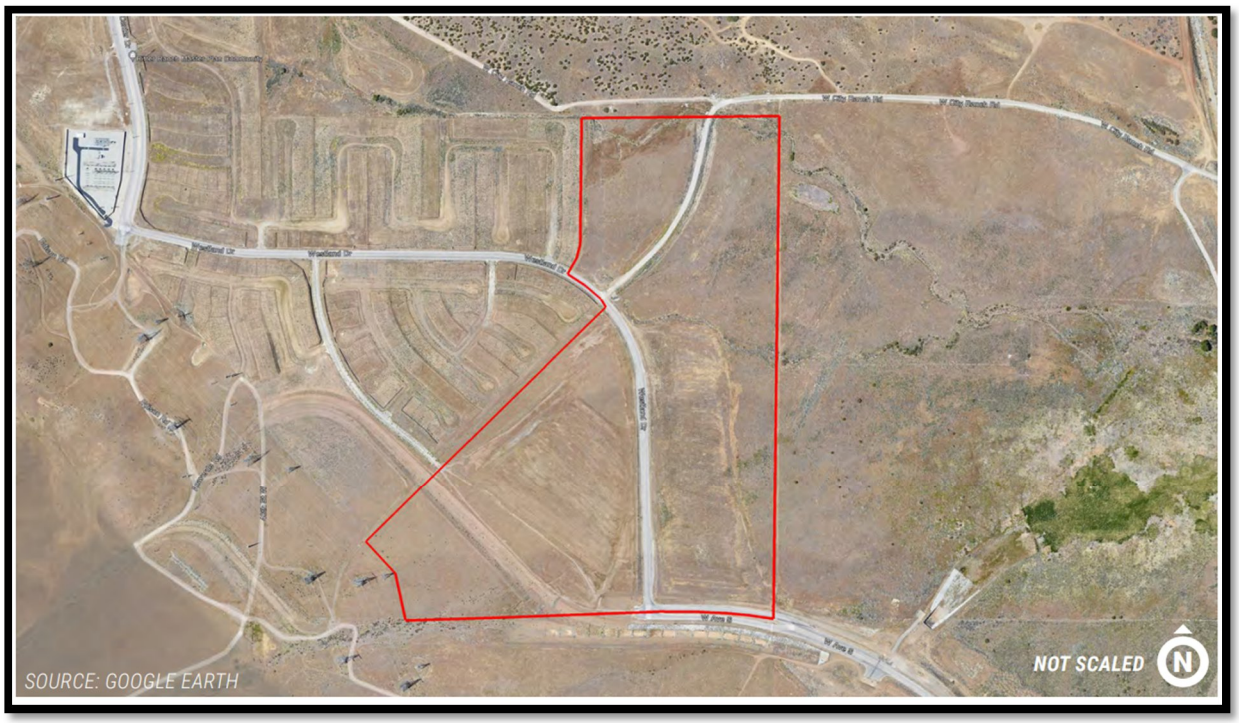
TENTATIVE MAP NO. TTM 63145 IS A SUBDIVISION OF THE LAND DESCRIBED AS FOLLOWS:

LOT 2 OF TENTATIVE MAP NO. TTM 51508-03

APN: 3206-020-017

EXHIBIT B

AERIAL/VICINITY MAPS FOR
CDEV 23-0002, CUP 23-0018, VTTM 23-0003 AND VTTM 23-0004



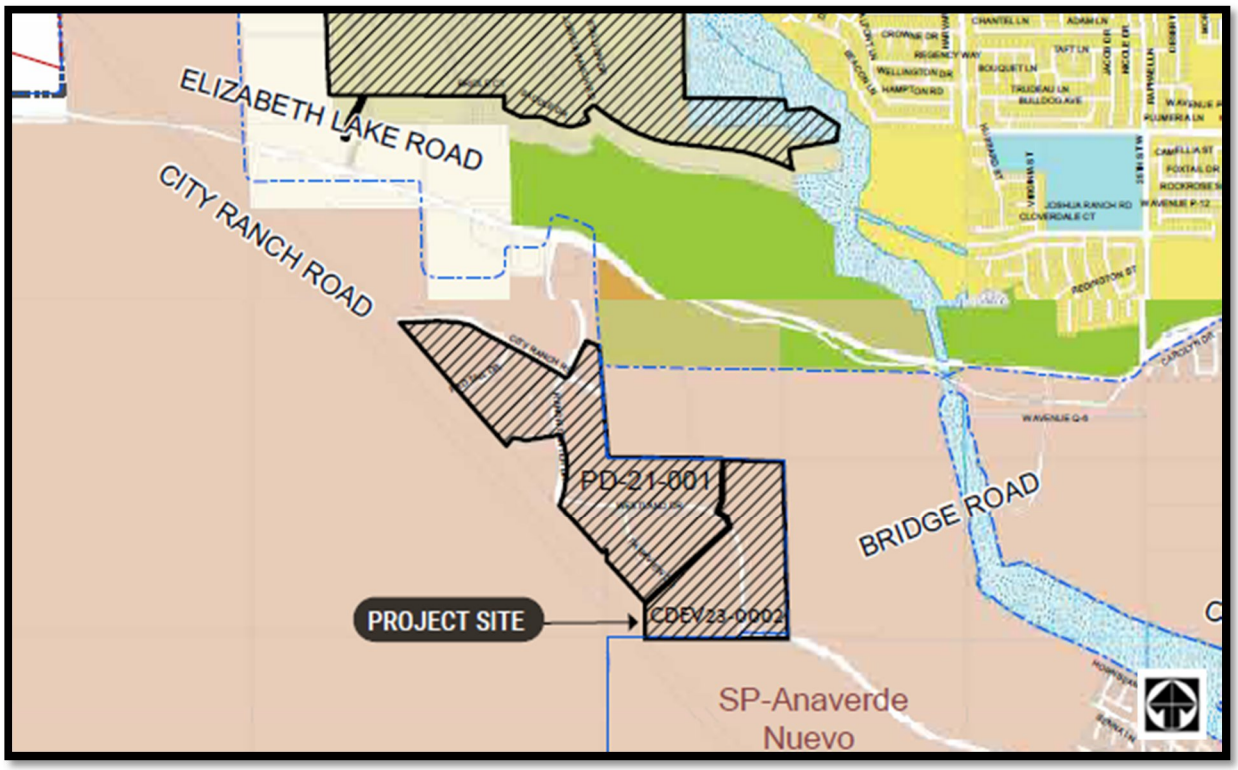


EXHIBIT C

SPECIFIC PLAN CONSISTENCY

	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use	Goal 1: Create a comprehensively designed Specific Planned Community.	Yes	The proposed tentative map and amenities have been designed in a manner that is consistent with both the Planned Development document and the Ritter Ranch Specific Plan. The tentative map is seamlessly integrated into surrounding development and incorporates a fully landscaped, connective residential community.
Circulation	Goal 1: Provide a transportation system which allows for the safe and efficient movement of people, goods and services throughout Ritter Ranch	Yes	The proposed roadway system is designed in the locations and to the dimensions as required by the circulation plan of the Ritter Ranch Specific Plan.
Housing	Goal 1: Housing availability and opportunity for all citizens.	Yes	The proposed planned development allows for varying lot sizes, which will ensure construction of housing for various income levels as envisioned by the Specific Plan.
Public Services and Utilities	Goal 1: Provide adequate public and semi-public services to serve the needs of the Ritter Ranch development and the residents in an efficient and cost-effective manner.	Yes	The proposed project will provide all improvements necessary to ensure that public and semi-public services are adequately provided. In addition, conditions of approval have been proposed that will require adequate financing mechanisms to ensure the provision of such services is cost-effective.
Design	Goal 2: Provide public parkland for both passive and active use that is equally accessible to the community on a neighborhood, community and regional basis.	Yes	The proposed tentative map includes parcels dedicated to open space, which will include a variety of amenities for use by future residents and the surrounding community.

*Justification is based on a review of the plans date stamped ‘Received November 11, 2024’.

EXHIBIT D

PLANNED DEVELOPMENT STANDARDS

	Standard	Standard Met?	Justification*
Land Use	The permitted land uses in Phase 1B shall comply with listed requirements in the following order of hierarchy: Planned Development; Ritter Ranch Specific Plan; City of Palmdale Municipal Code. These Planning units include: a) 5X-1: SFD (includes SFD land uses as specified by section 6.4 of the Ritter Ranch Specific Plan and City of Palmdale Municipal Code, unless otherwise specified in the Planned Development) b) All other Planning Units: Refer to section 6.5 of the Ritter Ranch Specific Plan. (PD Section 3.1.1)	Yes	The residential single family uses proposed in Phase 1B are consistent with the standards in the PD.
Density	Planning Units 5W and 5X exceed the Specific Plan dwelling unit allocation. SP Section 8.17.2.3 allows for a density transfer not to exceed 20% from other Planning Units. The PD proposes the transfer of 92 dwelling units from unspecified PA5 planning units that remain unallocated.	Yes	The SP provides flexibility in the distribution of dwelling units in each Planning Area (PA) by allowing dwelling units to be transferred between planning units in accordance with SP Section 8.17. A balance of 1,411 dwelling units remain within PA5 of the SP

EXHIBIT D

PLANNED DEVELOPMENT STANDARDS (CONTINUED)

	Standard	Standard Met?	Justification*
Lot Development Standards	The SP allows a PD to propose comprehensive development standards for greater flexibility in design	Yes	Section 3.0 of the PD provides varying lot development standards for single family attached and detached dwellings to ensure flexibility and variety in housing types and affordability levels.
Building Design	All residential buildings shall comply with the Residential Architectural Designs listed in Specific Plan Section 7.3. (PD Section 3.1.2)	Yes	All future residential buildings plans will be reviewed by the City as part of the Building Permit submittal process.
Accessory Dwelling Units	Attached, Detached and Junior Accessory Dwelling Units may be permitted in all planning units in addition to the 627 proposed units, either as part of the original development or constructed at a later time, provided they comply with the Palmdale Municipal Code (PD Section 3.1.3)	Yes	This is consistent with State Law and assists the City in expanding housing opportunities for various income levels.
Circulation: Roadway Standards	Roadway design shall be consistent with standards in Specific Plan Section 4.8.1 and 4.8.2. (PD Section 3.2.1)	Yes	Staff has verified that proposed roadways are consistent with this requirement
Landscaping	Landscaping shall conform with the requirements in this section, and as depicted in Exhibit K of the PD	Yes	Proposed thematic landscaping is consistent with the master theme of the SP.
Recreational amenities	Consistency with SP Park dedication and Neighborhood Recreation Area Criteria (PD Section 6.7.2.4)	Yes	Two private Neighborhood Recreation Areas, the Public Neighborhood Park 5U, and a portion of the Public Community Park 5T are included in Phase 1B.

*Justification is based on a review of the plans date stamped ‘Received November 11, 2024’.

EXHIBIT E

VTTM 51508-03

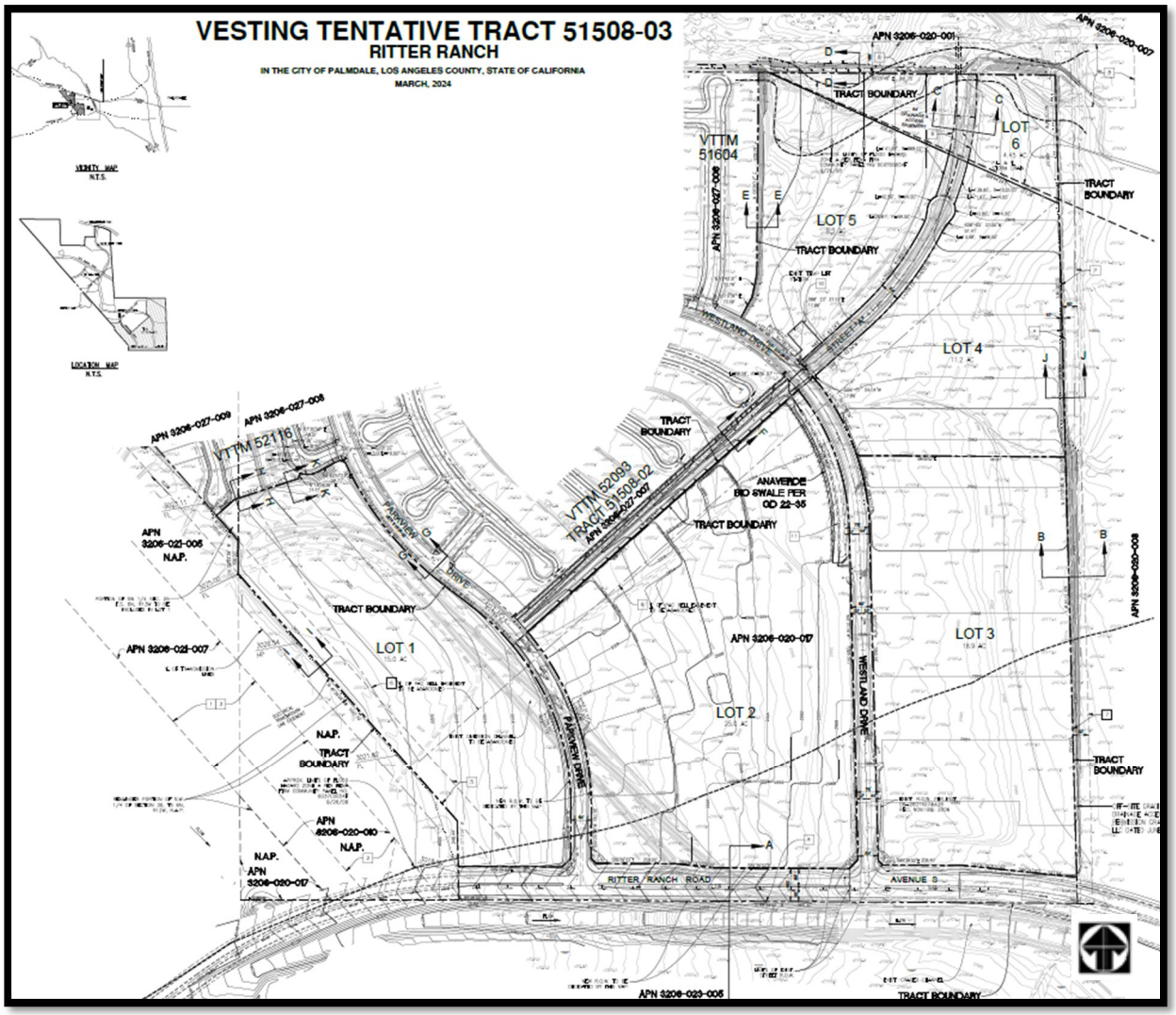


EXHIBIT F

VTTM 63145

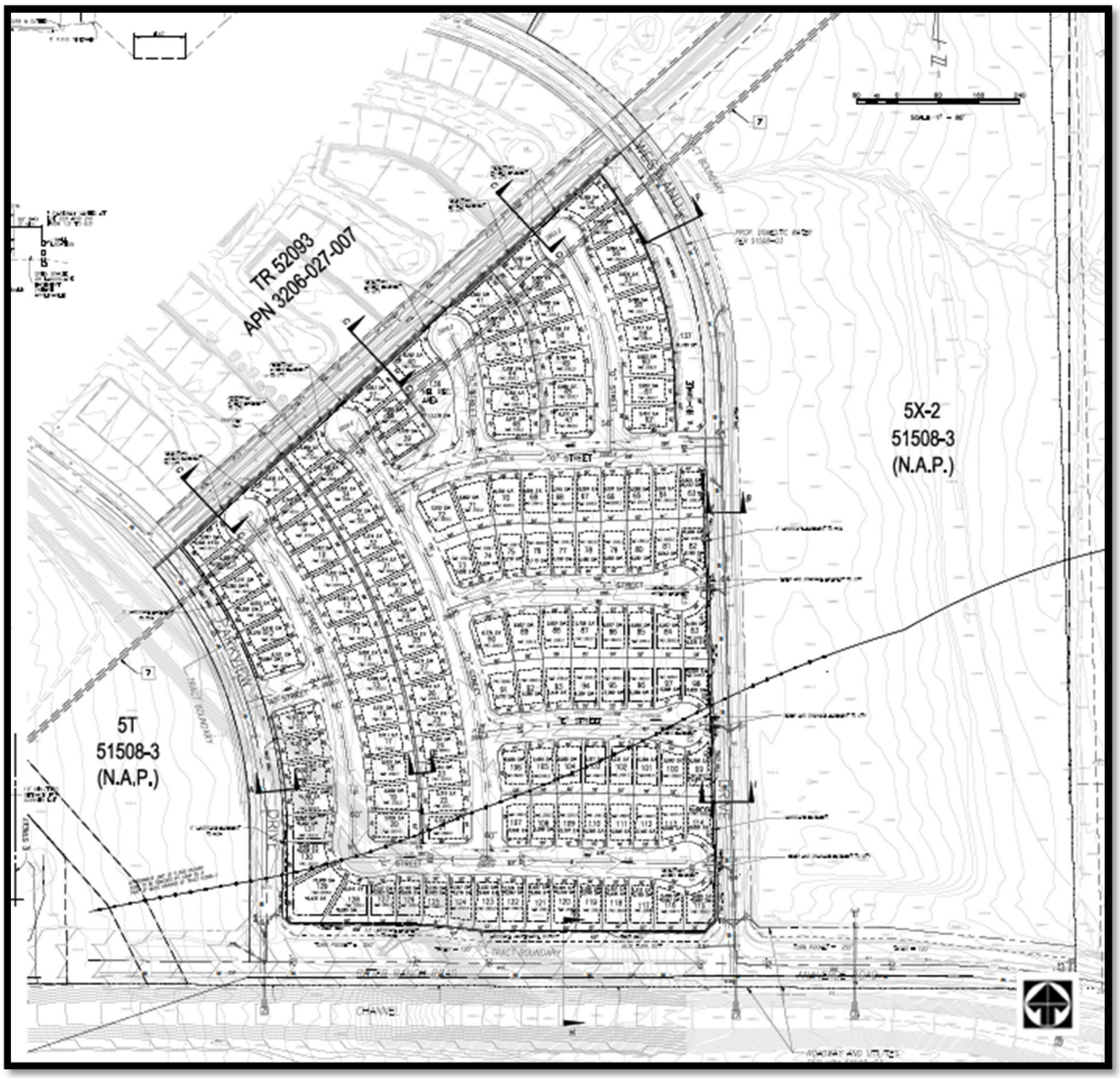


EXHIBIT G

CDEV 23-0002

EXHIBIT H

DRAFT

CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP 51508-03 RITTER RANCH SPECIFIC PLAN PHASE 1B

APPROVAL DATE: JANUARY 16, 2025
EFFECTIVE DATE: JANUARY 28, 2025
EXPIRATION DATE: TBD (UPON COUNCIL REVIEW)

These Conditions of Approval apply to Vesting Tentative Tract Maps (VTTM) **51508-03** to create large parcels to facilitate further development and subdivision of approximately 75 acres into various single family attached and detached lots, park/recreation/open space areas, roadways, landscaping and associated infrastructure and public improvements located with Phase 1B of the Ritter Ranch Specific Plan (APN(s): 3206-020-010 and 3206-020-017). For the purpose of these conditions, the term "applicant" shall also mean the developer, the owner, or any successor(s) in interest to the terms of this approval. For the purposes of these conditions, an * indicates that the condition is a mitigation measure.

GENERAL CONDITIONS:

1 These Conditions of Approval apply to Vesting Tentative Tract Map (TTM) 51508-03 and shall supersede the previous Conditions of Approval approved through Resolution No. PC-2016-030. (P)(E)

2 This approval shall not become effective for any purposes until any appeal period has passed and the applicant has filed at the office of the Planning Division their notarized affidavit stating that they agree to and accept all of the Conditions of Approval as approved by the Reviewing Authority as set forth in Resolution No. PC-2024-029. (P)

3 Should this project not be inaugurated during the initial approval period, an extension of time as allowed by the Subdivision Map Act and Palmdale Municipal Code (PMC) for VTTM 51508-03 may be granted by the Review Authority. Applications for time extensions must be filed a minimum of 90 days prior to the expiration date. Requests for time extensions must be accompanied by a formal application, all required exhibits and plans, and required application fees. (P)(E)

4 This approval shall become null and void if a final map has not been timely filed prior to the expiration date in accordance with provisions of the Subdivision Map Act. An extension of time may be granted by the Review Authority upon submittal of a formal application, required exhibits, and appropriate fees in accordance with

the PMC. In granting any such time extension, the City may impose new conditions and standards on the tentative map, pursuant to Section 66452.6(e) of the Government Code. (P)(E)

5 This Vesting Tentative Tract Map approval is subject to all applicable requirements for the State, City of Palmdale, and any other affected governmental entities, or as otherwise set forth in the Ritter Ranch Specific Plan and Environmental Impact Report (EIR) prepared for the project. The duty of inquiry as to such requirements shall be upon the applicant. Where reference is made within any Condition of Approval to the Ritter Ranch Specific Plan, this shall mean Specific Plan 89-02, approved by the Palmdale City Council on March 3, 1992, by adoption of Ordinance No. 964. Where reference is made to the Ritter Ranch EIR, this shall mean the Final EIR for the Ritter Ranch Specific Plan (90-4, SCH No. 90010124), certified by the Palmdale City Council on February 27, 1992, by adoption of Resolution No. 92-22. Where reference is made to the City Ranch Specific Plan (now Anaverde Nuevo), this shall mean Specific Plan 89-03, approved by the Palmdale City Council on April 9, 1992, by adoption of Ordinance No. 971. (P)

6 When exhibits and written Conditions of Approval are inconsistent, the written conditions shall prevail. Where the language of any condition of this approval conflicts with any mitigation measure in the Final EIR, the language contained in the EIR shall prevail. In addition, all mitigation measures required by the Ritter Ranch Specific Plan EIR shall be complied with regardless of whether the mitigation measure is or is not also listed as a Condition of Approval within Resolution No. PC-2024-029. (P)(E)

7 This Vesting Tentative Tract 51508-3 is granted for all boundary lines, easements, rights-of-way, and construction of off-site improvements as shown on the map received November 11, 2024, as modified by these Conditions of Approval. Final map(s) shall be in substantial compliance with the Tentative Map and these Conditions of Approval. (P)(E)

8 Immediately upon approval of this project by the Review Authority, the applicant shall submit to the City a cashier’s check or check, payable to the Los Angeles County Clerk in the amount of $75 for the environmental filing fee in compliance with the California Environmental Quality Act (CEQA) Guidelines. Furthermore, if the California Department of Fish and Wildlife (CDFW) determines that this project is not exempt from a filing fee imposed pursuant to Fish and Wildlife Code Section 711.4 because the project has more than a de Minimis impact on fish and wildlife, then the applicant shall also pay to CDFW any fee and any fine which the Department determines to be owed. (P)

9 As provided in Section 66498.1(b) of the Subdivision Map Act, the applicant shall comply with all requirements of the PMC, all requirements of City ordinances, resolutions, and all standards and policies that were in effect at the time that the applicant's application for a Vesting Tentative Map was deemed complete.

Furthermore, as provided in Government Code Section 66498.1(e), as amended, the City may impose conditions on subsequently required approvals and permits as authorized by the PMC, and other applicable ordinances, resolutions, engineering standards, and policies.

Pursuant to Section 66452.6(a), vested development rights conferred pursuant to Section 66498.1(b) shall last for not more than two years following recording of the final map, unless otherwise provided by law. (P)(E)

10 The applicant shall defend, indemnify, and hold harmless the City its elected and appointed officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its elected and appointed officials, officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the Review Authority. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its elected and appointed officials, officers, employees, and agents in the defense of the matter. (P)

11 Pursuant to Government Code Section 66020(a), any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this development project. Required fees must be paid in full or arrangements must be made to pay the fee when due. Written notice of payment under protest must be filed with the City at the time of approval or conditional approval of this project or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions imposed on this project. (P)

12 The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements in the PMC, including the requirement that a business license be obtained by all entities doing business in the City. (P)

13 The applicant shall be responsible for the ongoing maintenance and upkeep of undeveloped portions of the site, in accordance with the property maintenance

requirements as set forth in the PMC Chapter 8.36 (Regulation of Property Maintenance). (P)

14 In the event the applicant files a final map with respect to any phase or phases of the tentative map less than one year from a previous filing of a final map for the project, the applicant shall be entitled to only one automatic extension pursuant to Government Code Section 66452.6(a) for those filings. (P)

15 Except as otherwise specified in this approval, Vesting Tentative Tract Map 63145 shall be subject to the applicable provisions of Vesting Tentative Tract Map 51508-03, Planned Development 23-0002 and related Supplemental Narrative, Ritter Ranch Specific Plan Amendment 95-1, Ritter Ranch Specific Plan, Ritter Ranch EIR and Addendum to the Ritter Ranch EIR. (P)

16 Off-site public improvements (streets, drainage, sewers, etc.) may be necessary to adequately serve this subdivision. If off-site public improvements are required, said improvements shall be located within public easements. This Tentative Tract Map approval is subject to the applicant's acceptance of the City requirements for acquisition of said public easements, at the sole cost and expense of the applicant. The City Engineer shall have the authority to withhold approval of any affected improvement plans for failure to satisfy this Condition. (E)

17 The applicant shall participate in such on-site and off-site water service improvements or wells as may be required by the serving water purveyor. (E)

18 Coordination with utility companies by the applicant's engineer during design shall be required to ensure that required public improvements are not in conflict with existing or proposed utilities. (E)

19 Transmission or distribution lines less than 50kV and all other utility lines, existing and proposed, shall be installed underground in accordance with the PMC Chapter 12.04 (Underground Utilities). (E)

20 All plans, specifications, studies, reports, calculations, maps, notes, legal documents, and designs, shall be prepared, signed, and stamped (when required) only by those individuals legally authorized to do so. Development plans must be prepared, signed, and stamped by a California Registered Civil Engineer. (E)

21 *The applicant shall comply with all requirements of the Congestion Management Program for the County of Los Angeles and any related City of Palmdale requirements. These shall include, but are not limited to: trip reduction, deficiency plan, traffic and public transportation requirements and improvements, and impact

fee requirements. Nothing in these Conditions shall be deemed to exempt applicant from the effect (including, without limitation, payment of fees) of any Congestion Management Plan adopted by City or imposed on it by any other agency or from the effect of any ordinances adopted pursuant to or as the result of any such Congestion Management Plan, including but not limited to any provisions or requirements with respect to public transportation. To the extent that the City is permitted to exempt previously approved projects from its Congestion Management Plan, City shall exempt applicant's project. To the extent that the City is permitted to grant offsets or credits for road improvements, the park and ride facility, and/or other transportation-oriented facilities and programs being constructed or contributed to by the applicant, City shall grant applicant such offsets or credits. As used herein, an action will not be deemed to be permitted by law if City will suffer any loss of gas tax revenues or other penalty solely as the result of granting such exemption, offset, or credit. (Monitoring Program No. 77). (TE)

22 Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered. (TE)

23 All roadways shall be constructed to the full width required by the associated Planned Development document (CDEV 23-0002) and Ritter Ranch Specific Plan. (TE)

24 Traffic signals and fiber optic signal interconnect systems shall be included as part of the street improvement plans for the project. (TE)

25 All facilities and improvements to be constructed with this tentative map shall be in accordance with the associated Planned Development document (CDEV 23-0002) and the approved Ritter Ranch Specific Plan and any amendments to these documents approved to date. (E)

26 *Pedestrian and other non-motorized circulation and facilities shall be provided as set forth in the associated Planned Development document (CDEV 23-0002) and the Ritter Ranch Specific Plan. Design shall be subject to the approval of the City Engineer. (Mitigation Measure No. 43) (TE)

27 *The applicant shall comply with the provisions of Chapter 3.40 (Traffic Impact Fee Requirements) of the PMC. The applicant shall pay the applicable traffic impact fees to the Building and Safety Division in the amount that is in effect at the time the vesting tentative map application was deemed complete (Mitigation Measure No. 77). (TE)

28 The applicant shall design and construct a traffic signal at the Avenue S/Westland Drive intersection, per the approval of the City Engineer prior to the completion of Phase 1B of the Ritter Ranch Specific Plan. (TE)

29 The applicant shall prepare and submit a corridor analysis specifying the improvements as identified by the recommendations of the traffic study prepared for this development to determine fair share cost of said improvements to the satisfaction of the City Engineer. (TE)

30 The applicant shall pay their fair share of the improvements specified within the approved corridor analysis to contribute toward build-out of the following improvements subject to the timing outlined below: (TE)

30.1 Fair share payment for the design and construction of Bridge Road from Avenue S to Elizabeth Lake Road shall be remitted to the City prior to the issuance of Certificate of Occupancy for the 1,000th.

30.2 Fair share payment for two new traffic signals at the Bridge Road/City Ranch Road intersection and the Bridge Road/Avenue S intersection shall be remitted to the City prior to the issuance of Certificate of Occupancy for the 628th dwelling unit.

30.3 Fair share payment for the dedication and construction of improvements along Elizabeth Lake Road between Godde Hill Road and Bridge Road shall be remitted to the City prior to the issuance of Certificate of Occupancy for the 1,180th dwelling unit.

31 In addition to the standard Palmdale Traffic Impact Fees, the applicant shall pay their fair share (as determined by the corridor analysis) for the traffic intersection improvements identified in the approved Traffic Study for the Ritter Ranch Specific Plan that was completed by DKS in 2022 at the following three intersections impacted by the project: (TE)

31.1 Construction of a second northbound and southbound left turn lane at the intersection of Elizabeth Lake Road/Palmdale Boulevard and 10th Street West/Tierra Subida Avenue.

31.2 Construct a second northbound left turn lane on the Avenue S/State Route 14 off ramp and a second westbound receiving lane under State Route 14 and through the southbound ramp intersection.

31.3 Construct an eastbound right turn lane and second westbound through lane at the Avenue S/State Route 14 southbound ramp.

32 If any “T” intersection does not have driveways that are Americans with Disabilities (ADA) compliant opposite the approach of the third leg of the intersection, then ADA compliant ramps shall be installed. (TE)

33 *All road improvements shall be designed in accordance with City of Palmdale and Ritter Ranch Specific Plan roadway design standards as approved by the City Engineer. (Mitigation Measure No. 72) (P)(TE)

34 The applicant shall be required to complete a new Traffic Impact Analysis to the satisfaction of the City Engineer prior to entitlement of any portion of the Ritter Ranch Specific Plan outside of Phases 1A and 1B. (TE)

35 The Specific Plan identifies various meandering facilities on the street sections. Such features shall be incorporated into the roadway designs, as approved by the City Engineer and the Planning Manager. (P)(E)

36 Lots created by VTTM 51508-03 shall be consistent with the requirements of Section 3.0, Development Standards of the associated Planned Development document (CDEV 23-0002). (P)(E)

37 Per the Ritter Ranch Specific Plan, the applicant shall dedicate a one-acre site for a radio repeater station and an access easement to the satisfaction of the City Engineer. (P)(E)

38 The applicant shall dedicate rights-of-way and construct full street improvements for those portions of Avenue S, identified as Ritter Ranch Road in the Ritter Ranch Specific Plan, located within the area covered by the Specific Plan. Construction of Avenue S shall be completed no later than such time as Level of Service D will be reached at any one of the following key intersections on Elizabeth Lake Road: Bridge Road, 25th Street West, or 20th Street West. (E)

39 The applicant shall install all drainage improvements within the subdivision not installed by CFD 93-1, as applicable. (E)

40 Pedestrian access easements shall be shown on the Vesting Tentative Tract Map. (P)

41 Parcels with less than 150 feet of frontage shall provide joint access subject to the approval of the City Engineer. (TE)

42 Intersection sight distance and stopping sight distance shall be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress locations including consideration for walls, landscaping, grading, vegetation, and any other items that would block the required sight for safe travel. (TE)

43 The applicant shall provide a complete set of street improvement plans for review and comment to utility providers including but not limited to the following: (E)

43.1 Water District

43.2 Southern California Edison

43.3 Southern California Gas Company

43.4 AT&T

43.5 Cable TV

44 Portions of the proposed project is in Special Flood Hazard Area A as defined by the Federal Emergency Management Agency on its Flood Insurance Rate Map. Information is shown on Community Panel Number 6037C0654F, dated September 26, 2008. Proper certification, as defined in the City's Floodplain Management Ordinance, shall be provided to the City Engineer stating that the structures will be free from the FEMA 100-Year Flood and the Los Angeles County 50-Year Capital Storm prior to certification of occupancy. Applicant shall also initiate a Letter of Map Revision for the development using the criteria established by FEMA and the City Engineer. (E)

45 Ritter Ranch Road (Avenue S) raised median shall be designed, constructed, irrigated, and landscaped to the satisfaction of the City Engineer and in compliance with the associated Planned Development document (CDEV 23-0002) and Ritter Ranch Specific Plan prior to Certificate of Occupancy release for the 1st dwelling unit within VTTM 63145. (E)

46 The applicant shall be responsible for all roadway, lighting, traffic control, and other improvements related to the roadways identified on the map. This shall include design and construction of improvements. All such improvements shall be subject to the approval of the City Engineer. Upon acceptance of improvements by the City, the City shall operate the facilities. (E)

47 The applicant shall use best efforts in cooperating with any adjacent property development in order to provide improved site access in the future. (TE)

48 The applicant shall use best efforts to coordinate all elements of design and planning of transportation facilities with the applicant of the Anaverde Nuevo Specific Plan at the mutual project boundaries. (P)(E)(B&S)

49 Traffic signals and fiber optic interconnect systems shall be submitted separate of the street improvement plans for the project. (TE)(E)

50 The applicant shall provide public transit shelters and/or benches at locations to be determined upon provision of public transit service to the area. (TE)

51 *Trails within the natural open space areas shall prohibit the recreational use of four-wheel and three-wheel vehicles, motorized dirt bikes, and motor cross bicycles. Special gates and barriers shall be installed and maintained at trail access points to ensure that recreational vehicle access is prohibited. (Mitigation Measure No. 43) (TE)(E)(P)

52 *The applicant shall post signs along trail systems which designated trail boundaries for recreational uses, in order to minimize incidental disruption to open space, vegetation, and wildlife. (Mitigation Measure No. 44) (TE)(E)(P)

53 All Conditions of Approval for Vesting Tentative Tract Map 51508-3, contained herein, shall be considered, by reference, Conditions of Approval for all subsequent development approvals on this site, including, but not limited to, “B” Map subdivisions and site plan reviews. Comments and conditions regarding the “A” Map shall not be considered in any manner to limit potential comments and/or conditions which may be related to specific tract maps, site plan reviews, or other proposals in the future. (P)(TE)(E)

54 The applicant shall contribute Air Quality Mitigation fees prior to the issuance of building permits for each unit, and/or contribute to the provision of a 400 space Park and Ride facility, and/or provide a 250 space Park and Ride facility prior to the issuance of a Certificate of Occupancy for the 3,000th dwelling unit within the Ritter Ranch Specific Plan. (P)

55 Upon issuance of a building permit for the 1,800th dwelling unit within the Ritter Ranch Specific Plan, the applicant shall dedicate and construct a permanent fire station at the location indicated in the Ritter Ranch Specific Plan (Planning Unit 2B). (F)

56 Upon issuance of the Certificate of Occupancy for the 5,000th dwelling unit within the Ritter Ranch Specific Plan, the applicant shall commence construction on a 16,000 square foot library at the location indicated in the Ritter Ranch Specific

Plan. Said construction shall be completed within one year. In addition, the applicant shall contribute the sum of $250,000 for the cost of acquiring a portion of the library collection. (P)

57 The applicant shall dedicate and construct improvements to Elizabeth Lake Road between Godde Hill Road and Bridge Road prior to the issuance of a Certificate of Occupancy for the 5,000th dwelling unit within the Specific Plan. (E)

58 The applicant shall dedicate Open Space Area "A" to the City when streets are completed to open space areas, but no later than the issuance of a building permit for the 6,000th residential unit within the Ritter Ranch Specific Plan Area. (E)

59 The applicant shall dedicate Open Space Area "B" to the City subject to the City's acceptance of these areas. (E)

60 Prior to issuance of a Certificate of Occupancy for the 251st dwelling unit within the Ritter Ranch Specific Plan, the applicant shall provide two new vehicles to the Los Angeles County Fire Department. (P)(F)

61 The applicant shall commence construction of Specialty Park 1A (Equestrian Center) upon the issuance of the Certificate of Occupancy for the 3,500th dwelling unit within the Ritter Ranch Specific Plan Area and shall be completed within one year. (P)(Pk)

62 The applicant shall commence construction of Community Park 2B concurrent with the issuance of a building permit for the 900th residential unit in Planning Area 1. (P)(Pk)

63 The applicant shall commence construction of Community Park 4C concurrent with the issuance of a building permit for the 400th residential unit in Planning Area 4. (P)(Pk)

64 The applicant shall commence construction of Neighborhood Park 5F concurrent with the issuance of a building permit for the 250th residential unit in the aggregate within Planning Units 5D, 5V and 5W. (P)(Pk)

65 The applicant shall commence construction of Neighborhood Park 5H concurrent with the issuance of a building permit for the 250th residential unit in the aggregate within Planning Units 5J and 5K. (P)(Pk)

66 The applicant shall commence construction of Community Park 5T concurrent with the issuance of a building permit for the 1,000th residential unit in Planning Area 5. (P)(Pk)

67 The applicant shall commence construction of Neighborhood Park 5U concurrent with the issuance of a building permit for the 200th residential unit in the aggregate within Planning Unit 5X. Said work shall be completed within 180 days. (P)(Pk)

68 The applicant shall commence construction of Neighborhood Park 6H concurrent with the issuance of a building permit for the 600th residential unit in the aggregate within Planning Units 6B and 6F. (P)(Pk)

69 The applicant shall commence construction of Neighborhood Park 6L concurrent with the issuance of a building permit for the 200th residential unit in the aggregate within Planning Unit 6K. (P)(Pk)

70 The applicant shall commence construction of Neighborhood Park 6N concurrent with the issuance of a building permit for the 300th residential unit in the aggregate within Planning Units 6A, 6C and 6D. (P)(Pk)

71 The applicant shall commence construction of Neighborhood Park 6V concurrent with the issuance of a building permit for the 200th residential unit in the aggregate within Planning Units 6J, 6Q and 6S. (P)(Pk)

72 The applicant shall construct a first class, competition level swim club at the location specified in the Ritter Ranch Specific Plan. Said construction shall commence upon the issuance of the Certificate of Occupancy for the 500th residential unit within Planning Area 4 and shall be completed within one year. (P)

73 Lots that have any portion of the building within the five-foot side setback shall have drainage piped to the front of the lot. No swales to convey drainage shall be allowed within a setback that is less than five feet at any point. (P)

74 *Unless proof of a subsequent agreement with the school district is provided, the applicant shall comply with the terms of the agreement, dated November 26, 1991, between the applicant and the Westside Union School District as mitigated for impacts caused by development of the project on the Westside Union School District. The terms of the agreement are as follows (Mitigation Measure No. 99): (P)

74.1 The applicant hereby agrees to pay to the District $1.99 per square foot of habitable residential development prior to the issuance of the building

permit on each unit. A fee of $0.26 per square foot of industrial/commercial construction shall be paid to the District prior to the issuance of each commercial building permit. All such amounts shall be subject to annual adjustments pursuant to increase or decreases in the School Construction Cost Index of the Office of Local Assistance with January 1, 1992, at the base.

75 *Unless proof of a subsequent agreement with the Antelope Valley Union High School District is provided, the applicant shall provide the following mitigation to the District in order to provide its contribution toward the district's 50 percent share of funding a new high school on the site, pursuant to Government Code Section 65995 and Education Code Section 27700 et. Seq. (School Facility Funding Law)(Mitigation Measure No. 99): (P)

75.1 Applicant shall pay the district $1.20 per square foot of habitable residential development, including senior housing prior to the issuance of the building permit on each unit. A fee of $0.26 per gross leasable square foot of industrial/commercial construction shall be paid to the District prior to the issuance of each commercial building permit. All such amounts shall be subject to annual adjustment pursuant to increase or decreases in the School Construction Cost Index of the Office of Local Assistance with January 1, 1992, as the base.

76 The applicant shall obtain off-site easements for rights-of-way and construct full street improvements for the ultimate buildout of Avenue S, from 850 feet west of the Parkwood Drive to the eastern boundary line of Vesting Tentative Tract Map 51508-03. (TE)(E)

77 Any interim drainage basins, levee and channel improvements referenced in the Conceptual Drainage Studies shall be the responsibility of the master subdivider to maintain in accordance with the subdivision improvement agreement for VTTM 51508 or an entity acceptable to the City. (E)

78 *Flood control improvements shall utilize natural channels and/or be composed of natural materials with interspersed vegetation to maintain existing aesthetic qualities, where feasible, without jeopardizing the adequacy of flood control. (Mitigation Measure No. 62) (P)(E)

79 Adequate emergency access and circulation throughout and around the project shall be provided to the satisfaction of the Los Angeles County Sheriff's Department and Los Angeles County Fire Department. Temporary emergency access shall be provided during project construction. (E)(F)

80 Drainage channel improvements shall be required to convey Anaverde Creek storm flows adjacent to the southern right-of-way of Ritter Ranch Road (Avenue S). Said drainage channel shall be designed to convey storm water runoff given existing conditions upstream. The design shall be based on City's Master Plan of Drainage and corresponding hydrology studies this development. The following items shall be required: (E)

80.1 *The applicant shall apply for and receive a 404 Permit from the Army Corps of Engineers and a 1603 Agreement from CDFW prior to grading plan approval in areas which include wetlands due to the projects impact on lands under the jurisdiction of these areas. (Mitigation Measures No. 47)

80.2 The applicant shall abandon existing upstream diversion channel improvements and design/construct drainage improvements to divert flows away from Lot 1, conveying to the Anaverde Creek channel.

80.3 Once constructed and accepted, the applicant shall dedicate Anaverde Creek channel improvements to the City.

81 The applicant shall obtain temporary construction easements and drainage acceptance letter from downstream property owners for the grading/drainage improvements for the Anaverde Creek channel. (E)

82 The applicant shall construct such bikeways and equestrian and hiking trails as shall be called for in the Ritter Ranch Specific Plan and associated Planned Development document prior to or in conjunction with the development of the Planning Area in which they are to be located and/or prior to dedication with respect to open space areas. The applicant shall provide plans consistent with the approved Preliminary Trails Plan and typical cross sections, dated May 18, 1993, for review and approval to the Planning Division. Said recreational/circulation improvements shall be in conformance with those indicated on the exhibits shown in the Ritter Ranch Specific Plan and associated Planned Development document in accordance with the following: (P)(E)

82.1 Applicant shall construct on the open space areas all hiking, bicycle, and equestrian trails and assembly areas (trail heads), together with parking supporting such facilities and abutting streets, including curbs, gutter, walkways, bikeways, street lighting, and together with civil improvements, as may be required by the Ritter Ranch Specific Plan, associated Planned Development document and the City Engineer, such construction shall be in accordance with plans and specifications submitted to and approved by

City. All such improvements shall be completed, or security satisfactory to the City posted to assure such completion, prior to dedication.

83 The applicant shall construct such bikeways and equestrian and hiking trails as shall be called for in the Ritter Ranch Specific Plan and associated Planned Development document prior to or in conjunction with the development of the Planning Area in which they are to be located in accordance with the Ritter Ranch Specific Plan and associated Planned Development document or as otherwise provided herein, such construction shall include lighting along pedestrian trails located within urban areas to provide adequate public safety as determined to be appropriate by the City Engineer, as required by the EIR.

84 The Planning Manager and City Engineer shall determine that the VTTM accurately depicts school sites which are in conformance with the Ritter Ranch Specific Plan and EIR. (P)(E)

84.1 If the elementary school site is relocated to Lot 6 of VTTM 51508-03, then such revisions shall be approved by the City as a Minor Modification pursuant to Section 8.15.2 of the Specific Plan, and Mitigation Measure 99.A.(1) shall be amended to reduce the school impact fee from $1.99 to $1.95 per square foot of residential development. This revision shall be subject to approval by the Board of Trustees for the Westside Union School District.

84.2 In the event that the applicant enters into any agreement or modification of agreement with either the Westside Union School District or the Antelope Valley Union High School District, which requires modification of the location or design of a school site and/or of an adjacent park site, that agreement shall be in writing, and the applicant shall give immediate notice thereof to the Planning Manager and shall, within 30 days after entering into such agreement or modification, submit applications to process any required modification of the Ritter Ranch Specific Plan, any approved tract map or parcel map, and EIR, as necessary.

85 The applicant shall complete full street improvements along Elizabeth Lake Road (ELR) from 25th Street West to the western limits of ELR phase I improvements, as outlined on approved street plans ST 05-72, prior to the issuance of Certificate of Occupancy for the 600th dwelling unit within Phase 1B of the Ritter Ranch Specific Plan. Improvements shall consist of pavement widening, curb & gutter, landscaped median, sidewalk, streetlights, bike lanes, and equestrian/multi-purpose trails as listed in the Ritter Ranch Specific Plan. The applicant shall enter

into an agreement and Faithful Performance bond for the remaining roadway improvements. (E)(TE)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE STAMPING OF THE TENTATIVE MAP FOR CONDITION COMPLIANCE:

86 The applicant shall submit a revised tentative map showing condition compliance along with required fee(s) for plan check review to the Planning Division. Lot sizes for individual lots shall be indicated and all lots shall meet or exceed the minimum lot size and required lot dimensions contained in the Ritter Ranch Specific Plan and/or Planned Development document (CDEV 23-0002). Portions of lots included within the Landscape Maintenance Assessment District/Community Facility Districts shall not be utilized in determining compliance with the minimum lot area standards. (P)(E)

87 All plans, specifications, studies, reports, calculations, maps, notes, legal documents, and designs shall be prepared and signed (and stamped where required) only by those individuals legally authorized to do so. Plans for public improvements shall be prepared, signed, and stamped by a California Registered Civil Engineer. (E)

88 Right-of-way and street construction shall include provision of a bus turnout for Avenue S, Anaverde Road, and Ritter Ranch Road. Design shall be subject to the approval of the City Engineer. (TE)

89 Appropriate right-of-way for right-turn lanes shall be provided at the following locations: westbound Avenue S, Anaverde Road and Ritter Ranch Road at Parkview Drive and Westland Drive. These turn lanes shall be designed with 250 feet of storage followed by a 120-foot taper. Design shall be subject to the approval of the City Engineer. (TE)

90 Appropriate right-of-way for right-turn lanes shall be provided at the following locations: northbound Westland Drive at M Street, northbound Westland Drive at J Street, and southbound Westland Drive at G Street at Parkview Drive. These turn lanes should be designed with 100 feet of storage followed by a 120-foot taper. Design shall be subject to the approval of the City Engineer. (TE)

91 Throughout development within Planning Area 5, consistent, compatible wall themes shall be required for tracts adjacent to and across from one another in compliance with the Ritter Ranch Specific Plan and associated Planned Development document. (P)

92 Some variation in wall height and design shall be allowed at project entries for future builders. Any change to the approved wall plans shall be processed reviewed and approved by the Planning Manager. (P)

93 The Planning Manager shall determine that the Vesting Tentative Tract Map accurately depicts school sites which are in conformance with the Ritter Ranch Specific Plan and EIR 90-4. In the event that the applicant enters into any agreement or modification of agreement with either the Westside Union School District or the Antelope Valley Union High School District which requires modification of the location or design of a school site and/or of an adjacent park site, the agreement shall be in writing and the applicant shall give immediate notice thereof to the Planning Manager and shall, within 30 days after entering into such agreement or modification, submit applications to process any required modification of the Ritter Ranch Specific Plan, approved tract map or parcel map, and EIR as necessary. (P)

94 The applicant shall submit a noise study evaluating the impact from arterial streets on adjacent residential uses. The noise study shall comply with current City of Palmdale Guidelines for Noise Studies. (P)

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED WITH THE SUBMITTAL OF GRADING PLANS OR PRIOR TO ISSUANCE OF A GRADING PERMIT:

<u>Subdivision Landscaping Requirements</u>

95 A 10-foot landscape easement shall be shown along Ritter Ranch Road (Avenue S) and five-foot landscape easement along Westland Drive and Parkview Drive. Said easements shall be in addition to any landscaping within the public right-of-way. Such easements shall be processed as a private easement for landscaping purposes reserved for the master Homeowners Association entity. (P)(E)

96 The landscape plans shall comply with all provisions of PMC Chapter 14.05 (Water Efficient Landscape and City Landscaping Standards). (E)

97 *The Applicant shall be required to submit a detailed landscape plan, to the satisfaction of the Planning Manager and the City Engineer. The landscape plan shall, at minimum, address special edge treatments for adjacent offsite areas (including Leona Valley), use of native vegetation, treatment of native vegetation in Specialty Parks, incorporation of natural channel areas within development areas and the golf course, and special screening techniques for aesthetically sensitive uses (including the amphitheater, Water Reclamation Plant, Equestrian Center, above-ground water storage tanks and commercial uses). (Mitigation Measure No. 58) (P)(E)

98 The applicant shall submit landscape and irrigation plans for all project landscaping improvements to the Engineering Division for review and approval, through the Accela Citizen Access Portal. The applicant shall be responsible to pay all plan review fees for the improvements reflected on the landscape plans prior to the plans being reviewed. All landscape permit and inspection fees shall be paid prior to the issuance of a landscape permit. These plans shall comply with the requirements specified within the Ritter Ranch Specific Plan and Planned Development document (CDEV 23-0002) and shall include, but not be limited to, the following items: (P)(E)(PS)

98.1 Trees in the parkways shall not exceed a spacing approved by the City Engineer for the species proposed.

98.2 Where trees are incorporated into the landscape design of common or open areas, all trees shall be a minimum one-inch caliper in a 15-gallon or larger container size. Fifty percent of the trees shall be a minimum two-inch caliper in a 24-inch box size or larger container. Twenty percent of the trees shall be a minimum two-and-a-half-inch caliper in a 36-inch box size or larger container. The trunk caliper shall be measured four and a half feet above the root crown. Any Washingtonia spp. or similar palm trees proposed shall have a minimum of 12 feet of brown trunk height.

98.3 All shrubs shall be a minimum five-gallon size. If one-gallon plants are proposed to be used as a ground cover (i.e., with drip irrigation), such planting shall be supplemented with additional five-gallon plant material to provide variation in texture and height.

98.4 All plant material shall be indicated on the landscape plans with symbols that are 75 percent of a diameter of the mature size of the plant. When determining mature plant size, the lower end of the size range shall be used (for example, if a plant is indicated to have a mature size of six to -ten feet, a six-foot diameter shall be used when graphically indicating the plant material on the plan).

98.5 Differences in planting areas or landscaping ground cover materials shall be separated by approved landscape edging or concrete mow strips.

98.6 All slopes steeper than 3:1 shall be landscaped for erosion control per the Engineering Design Standards.

98.7 Backflow devices shall be screened with a solid Le Meur cover or equivalent and landscaping.

98.8 All plant material sizes and calipers shall conform to the American Standard for Nursery Stock, ANSI (Z60.1) 2014.

98.9 *The applicant shall follow the Thematic Landscape Standards for approved tree types, as outlined within the associated Planned Development document (CDEV 23-0002), and be consistent with the Ritter Ranch Specific Plan in order to maintain a cohesive theme across the project site, and in order to reduce aesthetic impacts of structures to adjacent roadways and residential properties. (Mitigation Measure No. 59) (P)(E)

98.10 Tree areas shall be planted a minimum of five feet from walls, walkways, or buildings. To protect the hardscape and encourage deep root development, root barriers shall be installed during planting operations.

98.11 Landscaping located within the vehicle sight distance triangle shall be designed and maintained in a manner that does not block the view at driveways and adjacent intersections. Landscaping shall not exceed three feet in height within the sight distance triangle.

98.12 *Disturbed and landscaped areas shall be replanted with native vegetation with the existing native vegetation appropriate to the site, which will blend in with existing species. (Mitigation Measure No. 63)

98.13 *Slopes at the edge of the development shall be revegetated with low combustible plant material as approved by the City Engineer. (Mitigation Measure No. 45)

99 Slope erosion control and street trees shall be installed to the satisfaction of the City Engineer. (E)

100 The developer or builder shall provide full front yard and street side yard landscaping as approved by the City Engineer. (P)(E)

101 If western Joshua trees (*Yucca Brevifolia*) are present on the site and impacted by the proposed project, the applicant shall comply with all Joshua Tree requirements as required by the CDFW. (P)

102 *To the extent feasible, removal of existing native trees and vegetation shall be minimized during project construction and grading, particularly within existing natural channels (this can be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption). The project grading plan shall clearly indicate permit limits and areas to remain. (Mitigation Measure No. 65) (P)

Project Grading/Wall/Fences Requirements

103 The applicant shall enter into a Subdivision Improvement Agreement and post securities for grading operations with the City and pay all applicable fees. Grading activities extending beyond phase boundaries shall require prior approval of the City Engineer and the Planning Manager. Such grading activity shall be reflected in the subdivision improvement agreement of the phase which request such grading. (E)

104 The right to restrict access shall be dedicated along all lots abutting the following streets: Parkview Drive, Westland Drive, and Ritter Ranch Road. (TE)

105 Provide a striping and signing plan, subject to the approval of the City Engineer prior to the approval of the street improvement plans, and provide striping for left-turn pockets at all approaches to the following intersection(s): Avenue S, Anaverde Road and Ritter Ranch Road at Parkview Drive and Westland Drive as part of the approval of the street improvement plans. The striping and signing plan shall be made part of the final street improvement plans. (TE)(E)

106 The applicant shall submit a current Title Report for the subject property, dated within six months of the date for civil plan submittal. This submittal shall include a declaration of all easements of record and copies of all easements/declaration instruments referenced within the report. (E)

107 Grading and wall plans shall be submitted for review and approval to the Engineering Division. Approval by both the City Engineer and the Planning Manager shall be obtained prior to the issuance of a Grading Permit. Perimeter walls shall be consistent with the design and materials of any previously approved adjacent perimeter wall to provide continuity of the streetscape and shall be in compliance with the Ritter Ranch Specific Plan and associated Planned Development document (CDEV 23-0002). Final grading and wall concepts shall be in substantial conformance with those shown on the tentative map and conceptual grading plan. (P)(E)

108 In all cases where a required wall is to be located adjacent to the top of a 2:1 or greater slope, the wall shall be set back a minimum of two and one-half feet from the crest of that slope on the level side. All slope and wall configurations shall meet the setback requirements of the City Building Code. (P)(E)(B&S)

109 The exterior face and footings of all project perimeter walls shall be located no more than two inches from the property line on the subject property except where appropriate off-site easements have been obtained. (P)(E)

110 Double boundary walls between developments are prohibited except as approved by the Planning Manager and City Engineer. (P)(E)

111 *The project shall follow the grading plans approved by the City and avoid disturbance of adjacent areas where possible. (Mitigation Measure No. 64) (P)(E)

112 All grading shall be performed in accordance with the general earthwork and grading specifications required by the City and in conformance with Appendix A of the Addendum prepared to the Ritter Ranch EIR. (P)(E)

113 The final grading plan shall indicate that all rear and interior side yard slopes are up slopes to property lines as indicated on the tentative map. (P)(E)

114 The applicant shall incorporate into the project design all existing easements within the project boundaries or obtain abandonment of said easements from the affected easement holder(s). If this requirement cannot be accomplished, the project shall be redesigned accordingly to the satisfaction of the Planning Manager, City Engineer, or the Review Authority. (P)(E)

115 The applicant shall obtain off-site easements from the affected property owner(s) for all proposed off-site improvements (i.e., slopes and related grading activities, street improvements, walls drainage, etc.). If said easements cannot be obtained, the project shall be redesigned to incorporate these improvements entirely within the project boundary to the satisfaction of the Planning Manager or the Review Authority. The City Engineer shall have the right to withhold approval of the affected improvement plans for failure to satisfy this condition. (P)(E)

116 All manufactured slopes on or adjacent to project boundaries shall meet the setback requirements of the current City Building Code. A recorded off-site Slope Acceptance Letter from all affected property owners shall be submitted to the City Engineer prior to approval of grading plans for any off-site slope not meeting these requirements. In addition, all slopes are required to meet City Standards with respect to erosion control and in accordance with the following requirements: (E)(B&S)(P)

116.1 The applicant shall install all landscaping in rights-of-way, landscape easements areas, in parks, in residential common areas and open spaces, and on slopes, pursuant to the provisions of the associated Planned Development document (CDEV 23-0002).

116.2 All slopes accessible from a public right-of-way shall be privately maintained until transferred to a private Homeowners Association entity.

The City, through a special district formed by the City, may elect to accept landscape maintenance responsibility for certain privately owned slopes abutting major arterials. Upon such election, the developer shall dedicate or cause to be dedicated to permit access to carry out such maintenance. The developer shall warrant all such landscaping for a period of one year after the completion of the installation thereof.

117 The applicant shall submit a temporary erosion control and sedimentation plan for approval by the City Engineer prior to grading plan approval and grading permit issuance when grading activity will occur between October 1st and April 15th. Said erosion control plan shall provide appropriate dust control measures per City and Antelope Valley Air Quality Management District (AVAQMD) Standards to minimize nuisance from dust at all times. (E)

117.1 The applicant shall submit a dust control plan to AVAQMD for review and shall obtain clearance from said agency prior to issuance of a City grading permit. The applicant shall provide proof of compliance with all AVAQMD requirements and applicable fees.

118 *From the beginning of the first ground disturbing activity until the use has been released for occupancy, the following are required of the applicant: 1) have erosion control measures, per an approved Erosion Control and Sedimentation Plan, in place during the rainy season (October 15 - April 15); 2) provide appropriate dust control measures, per City and AVAQMD Standards, to minimize nuisance from dust at all times. Said erosion control and dust control plans shall be in conformance with Mitigation Measures identified within the Ritter Ranch EIR. (E)(B&S)

119 This project shall be designed and constructed in accordance with the stormwater pollution control requirements of the Lahontan Region of the California Regional Water Quality Control Board. Prior to the issuance of a grading permit, the applicant shall file a Notice of Intent with the Lahontan Region of the California Regional Water Quality Control Board to comply with the applicable National Pollution Discharge Elimination System (NPDES) requirements. The applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer. (E)

120 A drainage acceptance letter from each affected property owner shall be submitted to the City Engineer when the pre-developed storm runoff onto any adjacent property is increased, concentrated, diverted, or changed in any form as required by State law. (E)

121 A final hydrology study and hydraulics report shall be prepared for this project and approved by the City Engineer. The hydrology study and hydraulics report shall address on-site and off-site conditions and impacts, based on the City of Palmdale adopted Storm Water Management Policy. Any required construction of drainage facilities, including bio-basins and the improvement of Anaverde Creek channel diversions, identified within the approved study/report shall be deemed a condition of approval improvement for this project. (E)

122 Based on the findings of the final hydrology and hydraulics report, the applicant shall be responsible, at their own expense, for any and all improvements imposed on the project by the Engineering Department to the satisfaction of the City Engineer. (E)

123 All nuisance water generated from this development shall be mitigated on-site in accordance with City's Design Standards requirements. (E)

124 Provisions shall be made within the project to utilize recycled water to the extent that such provision is found to be in accordance with the Antelope Valley Recycled Water Master Plan and any City standard/ordinance enacted to facilitate its use. (E)

125 *This subdivision shall be designed in accordance with the City's Floodplain Management Ordinance, Master Plan of Drainage, and related criteria within the Engineering Design Standards for controlling and debris flows within and adjacent to Anaverde Creek, and other existing natural drainage courses. (Mitigation Measure No. 11) (E)

125.1 All drainage facilities shall be designed to be compatible with Master Plan of Drainage facilities. Applicant shall provide system piping to allow for the future elimination of the drainage basin.

125.2 Reimbursement for drainage facilities shall only be considered for the applicant's dedication and construction of those facilities depicted on the City's Master Plan of Drainage in accordance with Section 66486 of the Government Code.

126 Dry wells and/or bio-basin shall be required for this project to dispose of on-site nuisance water in accordance with the approved drainage plan. No nuisance water generated from this development shall be allowed outside the boundaries of this development unless authorized by the City Engineer. Appropriate measures shall be taken to protect dry wells and/or bio-basins from silt during grading

operations and any off-site flow from undeveloped areas designed to flow through subdivision. (E)

127 *The applicant shall submit geotechnical reports, prepared in accordance with the City's Engineering Design Standards, to the City Engineer for review and approval prior to the approval of a grading permit. Said report shall include recommended design, construction, and maintenance of mitigation measures to reduce potential geologic constraints, to the satisfaction of the City Engineer. At minimum, the report shall address slope stability, locations and setbacks for active/potentially active faults, excavation requirements for unsuitable surficial material, liquefaction potential and groundwater/seepage conditions. All future discretionary approvals must comply with the applicable recommendations set forth in the required investigation. Typical mitigation for geologic hazards include excavation and/or stabilization (buttress/retaining walls) of landslides and excavation of undesirable materials (such as those subject to settlement, hydroconsolidation, expansion or liquefaction) and re-compaction, if necessary, with suitable material. Recommendations from the report shall be incorporated into final grading plans. (Mitigation Measure No. 1) (E)

128 *Grading shall be designated "Engineering Grading" per City Building Code and shall be done in accordance with an approved grading plan. All grading work shall be performed in one continuous operation, or in phases as approved by the Planning Manager and the City Engineer. (Mitigation Measure No. 2) (E)

129 A sanitary sewer-area study for this project shall be prepared and submitted to the City Engineer for review and approval. A public sanitary sewer system is to be dedicated to the City, with private laterals to each lot. The system shall be designed and installed as the only method of sewage disposal for this subdivision. Coordination and clearance must be obtained from Los Angeles County Sanitation District prior to issuance of a sewer permit. (E)

130 The applicant shall design and construct a sewer by-pass system, redirecting flows from the temporary sewer lift station to a gravity flow off-site outfall sewer system. (E)

131 Provisions for adequate sight distances shall be demonstrated and be subject to the approval of the City Engineer. (TE)

132 *The applicant shall demonstrate to the satisfaction of the City Director of Planning and Engineer that all feasible mitigation measures have been implemented to minimize grading impacts. The Applicant may be required to submit complete geotechnical studies and/or reports to the satisfaction of the City Engineer.

Consideration shall be given to use of “stepped” play fields for the school and park sites, particularly where a relatively level surface across the entire facility would require significant grading. (Mitigation Measure No. 16) (E)

133 *In order to evaluate the potential for ground-surface rupture along the trace of an active fault within the San Andreas fault zone, and provide setback recommendations for proposed structures, exploratory fault trenching shall be performed prior to issuance of grading permit. (Mitigation Measure No. 20) (E)

134 *A site-specific biological study shall be prepared and submitted, and shall address setbacks or other alternatives identified to reduce impacts to raptor nesting sites and other biological resources as listed in Section IV.D, Table 11, PREFERRED DEVELOPMENT ENVELOPE SETBACK DISTANCES. However actual setbacks for each resource may vary less or more than the recommended distance as determined by a site-specific biological report, reviewed and approved by the Planning Manager. Setbacks less than the recommended distance may constitute a locally significant impact. (Monitoring Program No. 37) (P)

135 *Where possible, development of residential or commercial structures within the Specific Plan area should be designed to avoid displacement of destruction of Joshua Tree habitat. Areas adjacent to the woodland should have a 50-foot setback from the Joshua Tree plants unless a shorter distance is identified in a site-specific biological report. Within that setback, native plant cover should be restored to natural habitat values to serve as a buffer if such plant cover is not present. (P)

136 *Prior to issuance of grading permits for each area of the Ritter Ranch Specific Plan, the project archaeologist shall formulate and carry out an Archaeological Monitoring Program for that particular area. The Archaeological Monitoring Program as approved by the Planning Manager shall include, but not be limited to measures identified in EIR 90-4, the RMW Paleo Associates report dated December 26, 1990, and the 1991 LSA Phase II Archaeology Report dated June 14, 1991. (Monitoring Program No. 79) (P)

137 *Prior to Development Application approval, portions of the site shall be designated for restoration, enhancement or expansion of wetland habitat. Portions to be designated will be subject to Planning Manager approval but, at a minimum, the proposal shall equate to a 1:1 replacement of impacted wetlands. A Wetlands Restoration Plan, indicating specific guidelines, designation of areas suitable for mitigation, and an explanation of methods which will assure permanent preservation, shall be submitted for review and approval by the City of Palmdale, CDFW and U.S. Army Corps of Engineers. Said plan shall be consistent with

restoration required for the Amargosa Creek Improvement Project. (Monitoring Program No. 40) (P)

138 *The applicant shall participate in any work and the current archaeologist shall provide additional recovery or action as required under Mitigation Monitoring Program No. 79(a). (P)

139 *Required research salvaging and/or protection of known sites shall occur prior to approval of a grading permit within the affected area of resources. To the extent feasible, sites shall be protected in place. (Monitoring Program No. 80) (P)

140 *Prior to issuance of grading permits for each area of the Ritter Ranch Specific Plan, a qualified paleontologist shall be retained at the expense of the applicant to formulate and carry out a Paleontological Monitoring Program for that particular area. The Paleontological Monitoring Program approved by the Planning Manager shall include, but not be limited to, measures identified in the EIR. (Monitoring Program No. 84) (P)

141 *Due to possible adverse geologic conditions in the bedrock areas associated with bedding plane potential landslides, especially in the Pelona Schist areas in the central and southern portions of the Specific Plan site, detailed site-specific analysis relative to slope stability shall be performed for all proposed cut slopes prior to issuance of a grading permit. Grading permit issuance will be subject to the grading plan demonstrating compliance with the applicable recommended slope stability measures. (Monitoring Program No. 13) (P)(E)

142 *To prevent erosion and subsequent downstream siltation, the applicant shall comply with the conditions of an Erosion and Sedimentation Control Plan to be submitted for review by the Antelope Valley Resource Conservation District, and review and approval by the City of Palmdale. The Plan shall address the following, at minimum: (Monitoring Program No. 8) (P)(E)

142.1 Recommendations for drought resistant slope planting shall be provided by a qualified landscape architect prior to project approval and implemented by the project applicant.

142.2 Periodic maintenance and repair of all slopes and drainage outlets shall be conducted during site development.

142.3 Following site development, slope plantings and irrigation systems shall be maintained and leaks in the irrigation system shall be fixed without delay.

142.4 Drainage outlets shall be periodically inspected and cleaned of silt and debris both during and following site development.

142.5 All slopes shall be periodically inspected for evidence of cracking and erosion and any problems shall be repaired immediately.

142.6 Rodent activity shall be controlled to prevent water penetration and loosening of the soil.

142.7 Minimize the length of time that soils lie exposed.

142.8 Regular watering of cleared areas, in compliance with City requirements and SCAQMD Rule 403 or AVAQMD equivalent standard.

142.9 Minimize the extent of cleared areas at any given time.

142.10 Establishment of maximum vehicle speeds within construction areas.

142.11 Pursuant to City Standards, graded areas shall be revegetated as soon as possible after rough grading through the use of landscaping, hydroseeding, or any other method of providing vegetative cover.

142.12 Use of sandbags or similar surface water controls prior to and during grading if grading is to be done during the rainy season.

142.13 Use of soil stabilizers where feasible.

143 *The applicant shall submit a water quality control plan for review and approval by the City Engineer and the Planning Manager, prior to issuance of grading permits. This plan shall be submitted to the Regional Water Quality Control Board for their review and comment. The plan shall indicate specific means of reducing urban pollutants and sedimentation and shall comply with the provisions of any National Pollution Discharge Elimination System permit requirements that may be required by other regulatory agencies including, but not limited to, the following: (Monitoring Program No. 36) (P)(E)

143.1 Incorporation of measures identified in the required Erosion Control Plan.

143.2 Surplus or waste material from construction shall not be placed in drainage ways or within the 50-year Los Angeles County Capital Storm floodplain of surface waters.

143.3 All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State.

143.4 Dewatering shall be done in a manner so as to eliminate the discharge of earthen material from the site.

143.5 All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15th of each year.

143.6 All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours.

143.7 All non-construction areas shall be restricted by fencing, signage or other means to prevent unnecessary disturbance.

143.8 During construction, temporary gravel or sandbag dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.

143.9 Stabilizing agents such as straw, wood chips and/or hydroseeding shall be used during the interim period after grading in order to strengthen slopes while ground cover takes hold in accordance with the City's Engineering Design Standards.

143.10 Impervious areas shall be constructed with infiltration trenches along the downhill edges to dispose of all drainage emanating from them.

143.11 Infiltration trenches shall be constructed on the downgradient side of all structural drip lines.

143.12 Revegetated areas shall be continually maintained in order to assure adequate growth and root development.

143.13 Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.

143.14 Where construction activities involve the crossing and/or alteration of a stream channel, such activities should occur only after obtaining a 404

Permit (Army Corps of Engineers) and a 1601/1603 Agreement (California Department of Fish and Game), as necessary.

143.15 Routine cleaning of manholes and catch basins shall be performed to remove sediment and debris.

143.16 Control of washdown drainage from commercial uses shall be enforced in accordance with all waste discharge regulations and/or provisions.

143.17 Information reviewed and approved by the City Attorney, regarding the disposal of waste oil/grease, pesticide containers and other hazardous materials shall be provided to new businesses and homeowners at the time of occupancy.

143.18 Controlled use of pesticides and fertilizers within common areas including the golf course shall be enforced through provisions in the Landscape Plan, including frequency and type of fertilizers/pesticides to be used, and application by qualified persons. For the golf course (which would drain into a proposed wetland mitigation area), special consideration should be given to use of slow release and broad spectrum insecticides, and the suppression of mosquito populations using bacterial insecticides or light oils instead of chemical agents.

144 *A qualified paleontologist, approved by the City of Palmdale, shall be retained to monitor and, if necessary, salvage scientifically significant fossil remains. (Monitoring Program No. 85) (P)

145 *The paleontologist shall have the power to temporarily divert or direct grading efforts to allow evaluation and, if necessary, salvage of exposed fossils. (Monitoring Program No. 86) (P)

146 *Matrix samples for microvertabrate screening shall be collected and processed during monitoring. If microvertebrates are present, up to 6,000 pounds of matrix will need to be sampled. This material can be placed to one side of the active grading so as not to delay the project. Screening may be done on-site. (Monitoring Program No. 89) (P)

147 *The matrix samples for microvertebrates shall be submitted for processing and identification at a facility such as the Los Angeles County Museum of Natural History. (Monitoring Program No. 87) (P)

148 *Paleontological monitoring efforts shall be based on the sensitivity of the geological units being excavated, the number of equipment in operation at one time, and the amount of material in cubic yards being moved. (Monitoring Program No. 88) (P)

148.1 Geological units of “high” sensitivity shall be monitored on a full-time basis. If more than one piece of heavy equipment is being run simultaneously and/or more than 25,000 cubic yards of earth is to be graded per day, then additional monitors will be needed.

148.2 Geological units of “low” sensitivity require monitoring at least once during every five days of grading activity. If significant fossils are recovered during grading, then a change in paleontologic sensitivity would be warranted and full-time monitoring could be needed.

148.3 Geologic units of “no” paleontologic sensitivity will not require monitoring.

149 *All fossils collected need to be prepared to the point of identification. These remains should be donated to an institution with an educational and/or research interest in the materials and a retrievable storage system, such as the Los Angeles County Museum of Natural History. This shall occur within one year of individual project completion. (Monitoring Program No. 90) (P)

150 The applicant shall obtain sufficient off-site sewer easements and design and construct an off-site outfall sewer with supplemental size, capacity, and length as required by the City Engineer. The City Engineer shall have the right to withhold approval of any affected improvement plans for failure to satisfy this condition. Said off-site outfall sewer system shall be constructed and operational prior to first issuance of occupancy release. (E)

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH RECORDATION OF THE FINAL MAP OR ANY PHASE THEREOF:

151 The applicant shall enter into an agreement with the City of Palmdale for the purpose of satisfying Ritter Ranch’s contribution to the cost of designing and constructing the Avenue R Regional Basin (“the Basin”) facility. The agreement shall reflect the following terms: (E)

151.1 The City has agreed to form a Community Facilities District (CFD) over the Ritter Ranch property for the purpose of selling bonds to finance public

improvements, including Ritter Ranch's share of the Basin design and construction costs. The terms of this CFD will be:

151.1.1 The effective tax rate over Ritter Ranch will be brought to two percent of the estimated value of each home to be sold.

151.1.2 The CFD will sell bonds with a term of 35 years.

151.1.3 A two percent escalator will be applied to the bonds within the CFD as necessary to cover Ritter Ranch's funding responsibilities for the Basin.

Ritter Ranch shall immediately deposit with the City an amount equal to 50 percent of the estimated costs to complete Basin design and process the necessary state and local permits and/or approvals. Ritter Ranch has agreed to permit the City to have a first priority in Ritter Ranch's initial bond issuance to recover the estimated cost of Ritter Ranch's share of the Basin construction costs (an amount equal to 50 percent of the actual costs). To the extent that Ritter Ranch's actual share of the Basin construction costs is higher than 50 percent of the actual costs, the City may use the two percent escalator to recover the additional costs in Ritter Ranch's second bond offering. To the extent that Ritter Ranch's actual share of the Basin construction costs is less than 50 percent of the actual costs, the difference shall be made available to Ritter Ranch for its funding of eligible public improvements. Additionally, the City will allow the funds remaining in the existing Ritter Ranch CFD Improvement/Acquisition account to be used by Ritter Ranch for its use in funding eligible public improvements. Execution of this agreement shall occur prior to the recordation of a final map for VTTM 51508-03 and the execution and implementation of this agreement shall satisfy Ritter Ranch's obligations relative to the Basin.

152 The applicant shall provide standard street improvements for Regional/Crosstown roadway classification streets, along the Ritter Ranch Road (Avenue S), within the project boundary across the project frontage. The design shall be based on a 105-foot right-of-way on an acceptable centerline profile extending a minimum of 300 feet beyond the project where applicable. Improvements listed below shall be constructed and operational prior to the Certificate of Occupancy release for the 1st dwelling unit within VTTM 63145. These improvements shall consist of: (E)(TE)

152.1 Curb and gutter,

152.2 Sidewalk (width = five feet),

152.3 Roadway grading and paving, overlay and/or match-up, as directed by City Engineer,

152.4 Traffic control signs and devices as required by the City Engineer,

152.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer,

152.6 Wheelchair ramp(s) at all walk returns,

152.7 Roadway drainage device(s),

152.8 Streetlights,

152.9 Raised and landscaped median,

152.10 Dedicate an additional 12 feet of right-of-way and construct right-turn lane improvements at the intersections of Parkview Drive and Westland Drive, as required by Traffic Division,

152.11 Dedicate sufficient right-of-way for corner cut-off in accordance with City's Engineering Design Standards,

152.12 Dedicate the right to restrict vehicular access along Ritter Ranch Road (Avenue S) to the City of Palmdale,

152.13 Provide a minimum four-foot sidewalk clearance around any object,

152.14 Provide a 10-foot Class 1 bike lane along the northern parkway of said street,

152.15 The applicant shall provide a turnaround at the western terminus point of Ritter Ranch Road (Avenue S), within the tract boundary, acceptable to the City Engineer and Fire Department, and,

152.16 The applicant shall provide traffic signage and devices to close off Ritter Rancho Road (Avenue S) at the western terminus point.

153 The applicant shall provide standard street improvements for Neighborhood roadway classification streets, along Parkview Drive and Westland Drive within the project boundary, face of curb to face of curb width of 40 feet (64 foot right-of-way). Improvements listed below shall be constructed and operational prior to the

Certificate of Occupancy release for the 1st dwelling unit within VTTM 63145. These improvements consist of: (E)(TE)

153.1 Curb and gutter,

153.2 Sidewalk (width = five feet),

153.3 Roadway grading and paving, overlay and/or match-up, as directed by City Engineer,

153.4 Traffic control signs and devices as required by the City Engineer,

153.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer,

153.6 Wheelchair ramp(s) at all walk returns,

153.7 Roadway drainage device(s),

153.8 Forty-foot minimum improvements are required,

153.9 Streetlights,

153.10 Dedicate an additional 12 feet of right-of-way and construct right-turn lane improvements at all future intersections, as required by the City Engineer,

153.11 Dedicate sufficient right-of-way for corner cut-off in accordance with City's Engineering Design Standards,

153.12 Dedicate the right to restrict vehicular access along Parkview Drive and Westland Drive to the City,

153.13 Dedicate and construct a four-foot-wide minimum ADA by-pass at all proposed driveway approaches,

153.14 Provide a minimum four-foot sidewalk clearance around any object, and,

153.15 All roadways shall be constructed to the full width required by the Planned Development document (CDEV 23-0002) and the Ritter Ranch Specific Plan.

154 Provisions for potential bus turnouts shall be provided on the far side (unless otherwise approved) of the intersection for the following locations. Actual dates of construction may be deferred until bus service is provided. Bus turnout areas should be constructed of Portland cement concrete, as possible. (TE)

154.1 Eastbound Elizabeth Lake Road at Ranch Center Drive. Provisions of this stop may be included in plans for Elizabeth Lake Road and/or upon approval of development plans for the land use at the southeast corner of the intersection.

154.2 Southbound Ranch Center Drive at Elizabeth Lake Road (nearside stop) and northbound Ranch Center Drive at Elizabeth Lake Road. Provision of these stops may be included upon approval of development plans for the land use at the southeast corner of the intersection.

154.3 Each direction at City Ranch Road/Ranch Center Drive. The stop west of the intersection may be accommodated within the right-of-way for City Ranch Road and/or through dedication of additional right-of-way from the open space area. The stop east of the intersection may be accommodated in the design of the landscaped area. The location north of the intersection may be incorporated into the design of the use on the northeast corner of the intersection. The location south of the intersection may be incorporated into the design of the use on the southwest corner of the intersection.

154.4 The turnouts should be 12 feet wide, 50 feet long, and include a 60-foot transition into the stop and a 40-foot transition out of the stop.

155 The applicant shall coordinate with the Antelope Valley Transit Authority (AVTA) to ensure that right-of-way and street construction includes the provision of a bus turnout and/or bus stop amenities along Ritter Ranch Road (Avenue S) unless AVTA deems a turnout or other improvements are not necessary. Design shall be subject to the approval of AVTA and the City Engineer. (TE)

156 The applicant shall petition the City to form a Landscape Maintenance Assessment District for the maintenance of landscaping and appurtenant facilities. Such district shall be formed concurrently with, or prior to, recordation of the final map at the sole cost and expense of the applicant, and the applicant's deposit of the estimated costs thereof shall be required prior to such actions by the City. If the City is unsuccessful in the formation of the Landscape Maintenance Assessment District, the Developer shall propose an alternative maintenance entity and shall be responsible for the maintenance of the landscaping and appurtenant facilities until such time that an alternative maintenance entity assumes the maintenance. All

costs associated with the formation of an alternative maintenance entity shall be paid by the Developer. (E)

157 The applicant shall provide written evidence to the Planning and Engineering Departments that approval has been obtained from the Los Angeles County Fire Department. (F)(P)(E)

158 VTTM 51508-03 shall be recorded prior to or concurrently with recordation of VTTM 63145. (E)

159 The applicant shall enter into a subdivision improvement agreement and post securities with the City and pay all applicable fees at the time of subdivision approval for those improvements necessary to support this subdivision, as determined by the City Engineer. If any transfer of ownership/title of land within this proposed subdivision takes place prior to release of all agreements and securities, the new applicant shall be required to enter into a separate Subdivision Improvement Agreement with the City and pay all applicable fees. Agreement and securities with the prior applicant will be released after the agreement and securities with the new applicant take effect. (E)

160 The applicant shall petition the City to form a Drainage Benefit Assessment District for the maintenance of drainage and appurtenant facilities. Such district shall be formed concurrently with or prior to, recordation of the final map at the sole cost and expense of the applicant, and the applicant's deposit of the estimated costs thereof shall be required prior to such actions by the City. If the City is unsuccessful in the formation of the district, the Applicant shall propose an alternative maintenance entity and shall be responsible for the maintenance of the drainage and appurtenant facilities until such time that an alternative maintenance entity assumes the maintenance. All costs associated with the formation of an alternative maintenance entity shall be paid by the Applicant. (E)

161 The applicant shall submit full sized copies of the final recorded map in the form of one set of mylar and three sets of blueline to the City Engineer and shall also submit an 8-1/2 by 11-inch mylar copy of the final map to the Planning Manager and City Engineer. The applicant shall provide a computerized .dwg format of the final recorded tract map which is compatible with the City's Geographic Information Systems (GIS) to the City Engineer. The final map shall be projected in NAD 83 State Plane Zone (5 in feet). (E)

162 Access rights shall be granted to the City for the purpose of allowing access over private drives within the development for all City vehicles, including police, fire, and

other emergency vehicles. The document(s) recording this access shall be prepared by the applicant for review and approval by the City Engineer. (E)

163 A preliminary title report and subdivision guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the names of the trustee and all easement holders. The account for this title report shall remain open until the final tract map is filed with the County Recorder. No easements shall be granted and recorded until after the final map is recorded, unless approved by the City Engineer and subordinated to any City easements by a certification upon the title sheet of the final map, prior to the grant. (E)

164 A Homeowner's Association shall be created for the project and shall be responsible for the maintenance of all common use areas, private streets, private drainage facilities and shared parking areas. The documents creating this entity shall be provided to the Planning Manager, City Engineer, and City Attorney for review and approval. The applicant shall be responsible for all costs associated with this review. (P)(E)

165 In cases where the applicant indicates that multiple final maps will be filed, a Phasing Plan shall be submitted for review and approval by the Planning Manager and City Engineer. Pursuant to Government Code 66456.1, multiple final maps (phasing of tentative map) shall not be authorized for this tentative map until such time as the City of Palmdale has had the opportunity to evaluate the phasing and impose reasonable conditions, related to the phasing. (E)

166 *Each deed or other conveyance of Real Property shall include the following statement: "Ritter Ranch is traversed by major slays (branches) of the San Andreas Fault Zone, a very youthful geologic feature. Due to the proximity of the Ritter Ranch site to the San Andreas Fault, there is a high risk of experiencing strong ground shaking and possible surface fault rupture." Additionally, where applicable, each disclosure statement within the deed shall contain language which denotes the possibility of building restrictions on residential additions for human occupancy on those parcels which are located in Fault Hazard Restricted Use Zones. (Mitigation Measure No. 9) (E)

167 All areas within the tract designated by the City Engineer as requiring a landscape easement shall be shown as an 'Easement for Landscaping Purposes' on the final map. (E)

168 Will Serve letters will be required before the map is submitted to City Council for approval. The following is a list of the minimum Will Serve letters required: (E)

168.1 Water District

168.2 Southern California Edison

168.3 Southern California Gas Company

168.4 Cable TV

168.5 Los Angeles County Sanitation District

168.6 School District

168.7 Telephone Company

169 *All project homeowners and tenants shall be advised of potential health risks associated with power transmission lines prior to close of escrow/execution of rental lease. The content and form of said notification shall be indicated in the applicable escrow, deed and/or lease documents in a format acceptable to the City Attorney. (Monitoring Program No. 71) (P)

170 *In the event that the Applicant of the Ritter Ranch Specific Plan constructs offsite sewer lines within the San Andreas Fault zone, the applicant shall cause the preparation of an emergency spill response plan. The plan shall include provisions for spilled sewage retention, spill response measures, clean-up and disinfection measures, and training and funding for implementation of the spill plan. The plan shall be reviewed by the Lahontan Regional Water Quality Control Board and Sanitation District No. 20 and reviewed and approved by the Director of Public Works and the Planning Manager. (Monitoring Program No. 109a) (P)

171 Prior to filing any final map, the Planning Manager shall determine that adequate mitigation of school impacts has been provided, pursuant to the Ritter Ranch EIR, or any subsequent agreements with the affected school districts. (P)

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH ISSUANCE OF BUILDING PERMITS (FOR ANY PHASE OF THE DEVELOPMENT):

172 The applicant shall pay all fees at the time fees are determined payable and comply with all requirements of the applicable Federal, State, and local agencies including, but not limited to, the following:

Antelope Valley Air Quality Management District
Antelope Valley Union High School District
Los Angeles County Consolidated Fire District
Los Angeles County Department of Health Services
Los Angeles County Sanitation District
Los Angeles County Waterworks
Palmdale School District
Westside Union School District
Regional Water Resources Control Board

The duty of inquiry as to such requirements shall be upon the applicant. Receipt and proof of payment shall be provided to the Building and Safety Division prior to issuance of any building permits. (P)(E)(F)(B&S)

173 All agency approvals for permit issuance shall be on file with the Building and Safety Division. (B&S)(F)

174 The applicant shall comply with all applicable development regulations and requirements prior to issuance of any building permits on the subject property. (P)(E)(B&S)

175 The applicant shall submit detailed plans for all building construction and obtain plan approval from all agencies/departments as required. (B&S)(F)(P)(E)

176 The project shall comply with all requirements of PMC Chapter 13.05 (Sewer Collection Service Charges). (E)

177 Water mains shall be designed to meet or exceed the total flow requirements determined from domestic flow and fire flow for this development. Required domestic flow shall be calculated by the applicant's engineer. Fire flow shall be determined by the Los Angeles County Fire Department. (E)

178 The plans and specifications for the water delivery system shall be submitted for approval to the responsible water purveyor prior to final approval of this development by the City Engineer. In all cases where water system facilities have not been installed prior to filing this development with the City Engineer for final approval, the applicant shall submit a Labor and Materials bond in addition to one of the following: (E)

178.1 An Agreement and Faithful Performance bond in the amount approved by the City Engineer to be sufficient to guarantee installation of the improvements; or

178.2 An Agreement and evidence satisfactory to the City Engineer showing that the applicant has entered into a contract with the serving water utility for establishing a security guaranteeing payment for the installation of the improvements.

179 Street lighting plans shall be reviewed and approved separate of the approval of the street improvement plans. Street lighting plans and electrical plans shall be submitted to the City Engineer for review and approval and to Southern California Edison (SCE) for reference. Electrical plans shall be prepared by a Registered California Electrical Engineer. (E)

180 The applicant shall petition the City to form a Streetlight Benefit Assessment District for the ownership and maintenance of streetlights and appurtenant facilities. Such annexation shall be formed concurrently with, or prior to, recordation of the final map at the sole cost and expense of the applicant, and the applicant's deposit of the estimated costs thereof shall be required prior to such actions by the City. If the City is unsuccessful in the annexation to the Streetlight Benefit Assessment District, the applicant shall propose an alternative maintenance entity and shall be responsible for the maintenance of the streetlights and appurtenant facilities until such time that an alternative maintenance entity assumes the maintenance. All costs associated with the -annexation of an alternative maintenance entity shall be paid by the applicant. (E)

181 Easements for all on-site utilities, public and private, shall be granted and recorded for maintenance and upkeep. Such easements may include, but are not limited to, sewer, water, electric, gas, telephone, storm drains, detention basins, and landscaping. (E)

182 All sanitary sewer mains to be dedicated to the City area required to submit as-built plans, and have TV video inspection prior to final acceptance for maintenance. (E)

183 At completion of rough grading, the applicant shall submit appropriate reports and statements (Certifications) to the City Engineer, for review and approval, prior to release of rough grading. The City of Palmdale Building Code requires these reports from the field or supervising grading engineer, the soils engineer, the geologist, and the grading contractor. (E)(B&S)

184 The applicant shall obtain addresses established by the City Engineer and pay applicable processing fees for all lots of residential subdivisions. Commercial

subdivisions are addressed by the Building and Safety Division upon application for a building permit. (E)(B&S)

185 *Prior to issuance of building permits, the project applicant shall prepare an emergency spill response plan, which includes the following measures for review and approval by the City and County Sanitation District No. 20: (Mitigation Measure No. 20a) (E)

185.1 Measure detect early warning of a sewage trunk leak;

185.2 The installation of manual or automatic isolation valves;

185.3 Provisions for spilled sewage retention;

185.4 Spill response measures;

185.5 Clean-up and disinfection measures; and

185.6 Training and funding for implementation of the spill plan.

186 In accordance with the PMC Section 15.01.020 (Public Art in Private and Municipal Development Project Contribution Requirements) for projects with a building permit valuation of $500,000 or more, the applicant shall devote an amount not less than one-half percent for the acquisition and installation of public art on the development site. This amount shall be the program allocation with a cap of $250,000 allocated for single construction projects. This contribution requirement shall apply to mixed-use and residential projects that create five or more units. All nonprofit and affordable housing developments and structures shall be exempt from this requirement. In lieu of public art on the development site, the applicant may place a public art in-lieu contribution in an amount equal to the program allocation prior to the issuance of a building permit for the project on the development site. (PA)

187 The public art that may be used to satisfy the requirements shall comply with applicable standards contained in PMC Section 15.01.040 (Public Art in Private and Municipal Development Project Compliance Standards). (PA)

188 The applicant has the option of proposing public art incorporating on-site artwork into the development or may elect to deposit the full amount in the public art fund as required under PMC Section 15.01.020 (Public Art in Private and Municipal Development Project Contribution Requirements). In any event, ten percent of the amount required under PMC Section 15.01.20 (Public Art in Private and Municipal

Development Project Contribution Requirements) shall be deposited into the public art fund. (PA)

189 In conjunction with an application for a building permit, the applicant shall submit to the City a concept public art project plan for on-site artwork and follow the specifications of PMC Section 15.01.080 (Application and Approval Procedures for Public Art). The City's Public Art Guidelines for Developers will be furnished upon request. (PA)

Impact Fees

190 The applicant shall comply with the provisions of PMC Chapter 3.45 (Public Facility Development Impact Fee Requirements). The applicant shall pay the applicable public facility impact fees to the Building and Safety Division in the amount that is in effect at the time such fees are to be collected. (B&S)

191 This subdivision is located within the Anaverde Natural Drainage Area/Basin as defined by the City's Master Drainage Plan and approved by Resolution No. 89-75. The applicant shall comply with the provisions of Chapter 3.38 (Drainage Fee Ordinance) of the Palmdale Municipal Code. The applicant shall pay the applicable drainage fees to the Building and Safety Department. (E)(B&S)

THE FOLLOWING CONDITIONS SHALL BE MET WHILE CONSTRUCTION ACTIVITIES ARE ON-GOING:

192 Adequate sanitary disposal facilities shall be required on-site during all phases of construction. (E)(B&S)

193 Once soil has been watered to near optimum moisture content in the areas disturbed by ripping soil shall be recompacted to 90 percent relative compaction to the satisfaction of the City Engineer. (P)(E)

194 *From the beginning of the first ground disturbing activity until one hundred (100) percent of the lots for the entire subdivision have been released for occupancy, the following are required of the applicant: 1) have erosion control measures, per an approved Erosion Control and Sedimentation Plan, in place during the rainy season (November 1 - April 15); 2) provide appropriate dust control measures, per City Standards, to minimize nuisance from dust at all times. Said erosion and dust control plans shall be in conformance with Mitigation Measure 8 of the Ritter Ranch EIR. Said erosion and dust control plans shall be in conformance with Mitigation Measure 8 of the Ritter Ranch EIR. (E)(B&S)

195 *During project construction, the Applicant shall be required to provide appropriate screening (as with temporary fencing with opaque material), dust control, restricted construction hours, and a traffic control plan. (Mitigation Measure No. 56) (P)(E)

196 Grading shall be done in accordance with a grading plan prepared by the applicant's Registered Civil Engineer. All grading work shall be performed in one continuous operation or in phases as approved by the Planning Manager and the City Engineer. (P)(E)

197 The City Engineer shall be notified a minimum of 60 days prior to anticipated opening of any street to public travel. (TE)(E)

198 The applicant shall provide solid waste disposal containers on-site during all phases of construction. The accumulation of refuse and debris which may constitute an unsightly/unsafe public nuisance to surrounding properties shall be prohibited. (P)

199 If this tentative map is to be phased, the applicant shall have all basin(s), and any temporary grading or structures necessary to convey runoff to basin(s), in an operable condition prior to completion of rough grading of proposed streets for the first phase. (E)

200 City and State guidelines and requirements for traffic control shall be complied with during construction and prior to final project acceptance. (TE)

201 *Monitoring during grading activities shall be accomplished by an archaeologist approved by the Planning Manager. Said archaeologist shall be present at any pre-grading conference and shall have the power to enforce required mitigation measures related to cultural resources. Mass grading activity shall be periodically monitored, particularly during initial site clearing, to ensure that any buried archaeological deposits, which may exist on the property, are detected. This monitoring shall be maintained until undisturbed bedrock is exposed. The monitoring archaeologist shall be prepared to document and recover any material, which appears as quickly as is consistent with standard archaeological practice. If determined necessary, the archaeologist may halt grading to ensure adequate salvaging and/or protection of cultural resources (upon which the Planning Manager and Applicant shall be notified). (P)

202 *The applicant shall annually evaluate all design guidelines, development standards and mitigation measures for Ritter Ranch Specific Plan, submitting a Monitoring report to the Planning Manager the first quarter of each year through build out of the project. In addition, the applicant shall submit aerial photos of the

project site taken on a monthly basis when grading is occurring. Monitoring and verification of compliance with adopted applicable Ritter Ranch Specific Plan development standards shall also be performed prior to subsequent approvals, to determine if the proposed measures are achieving their intended purpose. To the extent allowed by law, future discretionary approvals may include additional conditions of approval, based upon City review of the Annual Monitoring report. Nothing in this mitigation measure shall be construed to permit environmental review beyond the extent permitted by State Law. (Monitoring Program No. 66) (P)

203 *To mitigate potential dust generation impacts, the project will comply with State, County and City dust control regulations. These regulations are intended to provide sufficient protection so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property. (Mitigation Measure No. 21) (B&S)(P)

204 *In addition to watering prior to and during grading (as discussed in SCAQMD Rule 403), the application of water and chemical dust retardants that solidify loose soils shall be implemented for construction vehicle access, as directed by the City Engineer. (Mitigation Measure No. 22)(P)(E)

205 *Grading activity shall be suspended when local winds exceed 30 miles per hour. To validate wind velocities and/or rainfall amounts, the installation of a minimum of two remote weather stations will be required at locations determined by the City Engineer. (Mitigation Measure No. 23)(P)(E)

206 *Heavy construction equipment shall use low sulfur fuel (0.05 percent by weight) and shall be properly tuned and maintained to reduce emissions. (Mitigation Measure No. 24)(P)(E)

207 *Construction activities shall be phased and scheduled to avoid high ozone days, to the extent feasible. (Mitigation Measure No. 25)(P)(E)

208 *Construction shall be discontinued during second stage smog alerts. (Mitigation Measure No. 26)(AVAQMD)(P)

209 *The applicant shall as required by the Planning Division and the City of Palmdale's Air Quality Element, implement applicable Tier I Control Measures contained in the Final 1989 AQMP, as may be subsequently amended. Additionally, the Best Available Control Technology Guidelines published by SCAQMD, shall be used. As project buildout occurs, subsequent phases/approvals will be held to Tier II and Tier III measures which are implemented is mandatory AQMD Rules and

Regulations applicable to the project phase. General measures which shall be applied for the development include: (Mitigation Measure No. 27)(AVAQMD)

209.1 Encourage the use of alternative transportation modes by promoting public transit usage and providing secure bicycle facilities. The applicant will implement the trails system indicated in the Specific Plan including pedestrian, bicycle and equestrian facilities. The applicant shall distribute educational material at the time of occupancy to all businesses and homeowners regarding the availability of public transit, ridesharing and other alternative transit methods and the location of bicycle routes in the project vicinity. In addition, the educational material, as reviewed and approved by the City of Palmdale Planning Division shall describe the available methods for reducing energy consumption.

209.2 Provide mass transit accommodations such as bus turnout lanes and bus shelters if determined necessary by the City Traffic Engineer. As final plans are developed, these features should be considered.

209.3 The applicant shall contribute a pro-rata share toward acquisition and construction of: Park & Ride facility in the Avenue S/SR-14 vicinity. This shall include design and construction of one space per ten dwelling units (up to 400 total spaces). This mitigation measure shall be satisfied prior to occupancy of any 50 percent of the total dwelling units approved for the project as a whole.

209.4 Encourage the placement of dwelling units to take full advantage of solar energy for natural heating and cooling as recommended in Section 7.5.1.6 of the Specific Plan in order to reduce the use of electricity and natural gas within the project area.

209.5 The applicant shall utilize Best Available Control Technology to control volatile organic compounds and Toxic Air Contaminants as required by SCAQMD Rules and Regulations. The Best Available Control Technology Guidelines, published by SCAQMD, shall be used to assess compliance with this mitigation measure.

210 *Prior to subsequent approvals, energy conservation practices, as required by the Subdivision Map Act, Building Energy Efficiency Standards (California Energy Commission), and state and local laws, shall be incorporated into the design of the project to have the secondary effect of limiting stationary source pollutants both on and offsite. (Mitigation Measure No. 28)(B&S)(E)

211 *Projects that exceed SCAQMD threshold levels shall contribute to the Traffic mitigation programs imposed on the development in effect at such time building permits are issued for the project, and each part thereof. (Mitigation Measure No. 30)(AVAQMD)(TE)

212 All existing utilities interfering with new construction shall be relocated at the developer's expense. (E)

213 In the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area, and the find left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendations as to disposition, mitigation, and/or salvage. The applicant shall be liable for costs associated with the professional investigation. (P)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH DWELLING UNIT:

214 *The applicant shall comply with the provisions of PMC Chapter 3.40 (Traffic Impact Fee Requirements). The applicant shall not be entitled to any such credits for costs reimbursed through the ELR Escrow, Improvement Fund, the Gap Road Escrow, and/or bond proceeds from the new CFD. Also, the applicant can only receive traffic impact fee credits in the amount not to exceed what the applicant pays towards this fee. The applicant shall pay the applicable traffic impact fees to the Building and Safety Division in the amount that is in effect at the time the vesting tentative map application was deemed complete ($1,877.00 per dwelling unit) plus any increases to that amount that are subsequently approved to reflect changes in the Consumer Price Index (CPI), All Urban Consumers, for the Los Angeles-Riverside-Orange County Area, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor, as set forth in Palmdale City Council Resolution No. CC 2021-057. These traffic impact fees provide the project's required pro rata contribution towards offsite roadway improvements needed to service the development. Funds generated from the traffic impact fees shall be applied toward offsite improvements Elizabeth Lake Road, Palmdale Boulevard, Avenue S, and 10th Street West/Tierra Subida Road, as approved by the City Public Works Department. (Mitigation Measure No. 75)(TE)

215 All public improvements within, and necessary to support, a block or construction phase of any final map, must be completed within 60 days from issuance of the first Certificate of Occupancy within the block or construction phase, to the

satisfaction of the City Engineer. In no case shall the total occupancy for a final map exceed 90 percent until all public improvements within the final map have been completed to the satisfaction of the City Engineer. (E)

216 Street name signs shall be purchased and installed in accordance with City of Palmdale standards. The number and location of signs shall be as directed by the City Engineer. (TE)(E)

THE FOLLOWING CONDITION(S) SHALL BE MET AS AN ON-GOING ELEMENT OF THE PROJECT:

217 The installation of speed humps/bumps shall be prohibited as specified within Palmdale Municipal Code Section 10.04.100. If any of these devices are installed while this ordinance is in effect the owner shall be required to remove these devices at their own expense. (TE)

218 All owners All owners, future owners, heirs, or assigns of the property shall be required to maintain all private drainage facilities in good working condition, as determined by the City Engineer, and shall be responsible for any damages associated with the private drainage facilities and for any costs incurred by the City for emergency maintenance, repairs, and any other efforts to keep the private drainage facilities in good working condition and/or to insure the health, safety, and welfare of the general public. The developer shall record a covenant upon the property regarding said maintenance. (E)

219 The applicant shall fully cooperate with any adjacent property development to provide improved site access in the future including, but not limited to, the closure, removal, sharing, or relocation of project parking, landscaping, driveways, and drive-aisles. (TE)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR ANY PHASE:

220 The subdivision shall have been graded and constructed in accordance with all approved plans including but not limited to site plans, grading plans, wall plans, and landscape plans. (P)(E)

221 The applicant shall provide walls along the perimeter of the tract in conformance with these conditions of approval and the wall sections shown on the Vesting Tentative Tract Map and final grading wall plans. (P)(E)

222 The project shall be constructed in accordance with all the approved plans, including but not limited to site plans, grading plans, wall plans, landscape/irrigation plans, lighting plans, and elevations. (Mitigation Measure No. 57)(P)(E)

223 Slope erosion control and street trees shall be installed to the satisfaction of the City Engineer. (E)

224 All public improvements must be completed and accepted by the City. (E)

225 At completion of final grading, the applicant shall submit appropriate statements (Certifications) to the City Engineer prior to release of final grading. The City requires that these be submitted by the field or supervising grading engineer, and/or the landscape architect. (E)

Key to Departmental Conditions:

(AVAQMD)	Antelope Valley Air Quality Management District (661-723-8070)
(B&S)	Building and Safety Division (661-267-5353)
(E)	Engineering Division (661-267-5272)
(F)	Los Angeles County Fire Department (661-949-6319)
(Pk)	Parks and Recreation Department (661-267-5611)
(P)	Planning Division (661-267-5200)
(PA)	Public Art (661-267-5686)
(PS)	Public Safety Division (661-267-5170)
(SCE)	Southern California Edison (661-726-5617)
(TE)	Traffic Engineering (661-267-5300)

EXHIBIT I

DRAFT

CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP 63145 RITTER RANCH SPECIFIC PLAN PHASE 1B

APPROVAL DATE: JANUARY 16, 2025
EFFECTIVE DATE: JANUARY 28, 2025
EXPIRATION DATE: TBD (UPON COUNCIL REVIEW)

These Conditions of Approval apply to Vesting Tentative Tract Map (VTTM) **63145** to facilitate the development and subdivision of approximately 25 acres into single family residential lots for the construction of 135 units located in Phase 1B of the Ritter Ranch Specific Plan (APN: 3206-020-017). For the purpose of these conditions, the term "applicant" shall also mean the developer, the owner, or any successor(s) in interest to the terms of this approval. For the purposes of these conditions, an * indicates that the condition is a mitigation measure.

GENERAL CONDITIONS:

1 These Conditions of Approval apply to Vesting Tentative Tract Map (TTM) 63145 and shall supersede the previous Conditions of Approval approved through Resolution PC-2016-031. (P)(E)

2 This approval shall not become effective for any purposes until any appeal period has passed and the applicant has filed at the office of the Planning Division their notarized affidavit stating that they agree to and accept all of the Conditions of Approval as approved by the Reviewing Authority as set forth in Resolution No. PC-2024-029. (P)

3 Should this project not be inaugurated during the initial approval period, an extension of time not to exceed an additional two years and as allowed by the Subdivision Map Act and Palmdale Municipal Code (PMC) for VTTM 63145 may be granted by the Review Authority. Applications for time extensions must be filed a minimum of 90 days prior to the expiration date. Requests for time extensions must be accompanied by a formal application, all required exhibits and plans, and required application fees. (P) (E)

4 This approval shall become null and void if a final map has not been timely filed prior to the expiration date in accordance with provisions of the Subdivision Map Act. An extension of time may be granted by the Review Authority upon submittal of a formal application, required exhibits, and appropriate fees in accordance with the PMC. In granting any such time extension, the City may impose new conditions

and standards on the tentative map, pursuant to Section 66452.6(e) of the Government Code. (P)(E)

5 This Vesting Tentative Tract Map approval is subject to all applicable requirements for the State, City of Palmdale, and any other affected governmental entities, or as otherwise set forth in the Ritter Ranch Specific Plan and Environmental Impact Report prepared for the project. The duty of inquiry as to such requirements shall be upon the applicant. Where reference is made within any conditions of approval to the Ritter Ranch Specific Plan, this shall mean Specific Plan 89-02, approved by the Palmdale City Council on March 3, 1992 by adoption of Ordinance No. 964. Where reference is made to the Ritter Ranch Environmental Impact Report (EIR), this shall mean the Final EIR for the Ritter Ranch Specific Plan (90-4, SCH No. 90010124), certified by the Palmdale City Council on February 27, 1992, by adoption of Resolution No. 92-22. Where reference is made to the City Ranch Specific Plan (now Anaverde Nuevo), this shall mean Specific Plan 89-03, approved by the Palmdale City Council on April 9, 1992 by adoption of Ordinance No. 971. (P)

6 When exhibits and written Conditions of Approval are inconsistent, the written conditions shall prevail. Where the language of any condition of this approval conflicts with any mitigation measure in the Final EIR, the language contained in the EIR shall prevail. In addition, all mitigation measures required by the Ritter Ranch Specific Plan EIR shall be complied with regardless of whether the mitigation measure is or is not also listed as a Condition of Approval within Resolution No. PC-2024-029. (P)(E)

7 This Vesting Tentative Tract 63145 is granted for all boundary lines, easements, rights-of-way, and construction of off-site improvements as shown on the received November 11, 2024, as modified by these Conditions of Approval. Final map(s) shall be in substantial compliance with the Tentative Map and these Conditions of Approval. (P)(E)

8 Immediately upon approval of this project by the Review Authority, the applicant shall submit to the City a cashier’s check or check, payable to the Los Angeles County Clerk in the amount of $75 for the environmental filing fee in compliance with the California Environmental Quality Act (CEQA) Guidelines. Furthermore, if the California Department of Fish and Wildlife (CDFW) determines that this project is not exempt from a filing fee imposed pursuant to Fish and Wildlife Code Section 711.4 because the project has more than a de Minimis impact on fish and wildlife, then the applicant shall also pay to CDFW any fee and any fine which the Department determines to be owed. (P)

9 As provided in Section 66498.1(b) of the Subdivision Map Act, the applicant shall comply with all requirements of the PMC, all requirements of City ordinances, resolutions, and all standards and policies that were in effect at the time that the applicant's application for a Vesting Tentative Map was deemed complete.

Furthermore, as provided in Government Code Section 66498.1(e), as amended, the City may impose conditions on subsequently required approvals and permits as authorized by the PMC, and other applicable ordinances, resolutions, engineering standards, and policies.

Pursuant to Section 66452.6(a), vested development rights conferred pursuant to Section 66498.1(b) shall last for not more than two years following recording of the final map, unless otherwise provided by law. (P)(E)

10 The applicant shall defend, indemnify, and hold harmless the City its elected and appointed officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its elected and appointed officials, officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the Review Authority. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its elected and appointed officials, officers, employees, and agents in the defense of the matter. (P)

11 Pursuant to Government Code Section 66020(a), any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this development project. Required fees must be paid in full or arrangements must be made to pay the fee when due. Written notice of payment under protest must be filed with the City at the time of approval or conditional approval of this project or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions imposed on this project. (P)

12 The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements in the PMC, including the requirement that a business license be obtained by all entities doing business in the City. (P)

13 The applicant shall be responsible for the ongoing maintenance and upkeep of undeveloped portions of the site, in accordance with the property maintenance

requirements as set forth in the PMC Chapter 8.36 (Regulation of Property Maintenance). (P)

14 In the event the applicant files a final map with respect to any phase or phases of the tentative map less than one year from a previous filing of a final map for the project, the applicant shall be entitled to only one automatic extension pursuant to Government Code Section 66452.6(a) for those filings. (P)

15 Except as otherwise specified in this approval, Vesting Tentative Tract Map 63145 shall be subject to the applicable provisions of Vesting Tentative Tract Map 51508-03, Planned Development 23-0002 and related Supplemental Narrative, Ritter Ranch Specific Plan Amendment 95-1, Ritter Ranch Specific Plan, Ritter Ranch EIR and Addendum to Ritter Ranch EIR. (P)

16 Off-site public improvements (streets, drainage, sewers, etc.) may be necessary to adequately serve this subdivision. If off-site public improvements are required, said improvements shall be located within public easements. This Vesting Tentative Tract Map approval is subject to the applicant's acceptance of the City requirements for the acquisition of said public easements, at the sole cost and expense of the applicant. The City Engineer shall have the authority to withhold approval of any affected improvement plans for failure to satisfy this Condition. (E)

17 The applicant shall participate in such on-site and off-site water service improvements or wells as may be required by the serving water purveyor. (E)

18 Coordination with utility companies by the applicant's engineer during design shall be required to ensure that required public improvements are not in conflict with existing or proposed utilities. (E)

19 Transmission or distribution lines less than 50kV and all other utility lines, existing and proposed, shall be installed underground in accordance with the PMC Chapter 12.04 (Underground Utilities). (E)

20 All plans, specifications, studies, reports, calculations, maps, notes, legal documents, and designs, shall be prepared, signed, and stamped (when required) only by those individuals legally authorized to do so. Development plans must be prepared, signed, and stamped by a California Registered Civil Engineer. (E)

21 *The applicant shall comply with all requirements of the Congestion Management Program for the County of Los Angeles and any related City of Palmdale requirements. These shall include, but are not limited to: trip reduction, deficiency plan, traffic and public transportation requirements and improvements, and impact fee requirements. Nothing in these Conditions shall be deemed to exempt

applicant from the effect (including, without limitation, payment of fees) of any Congestion Management Plan adopted by City or imposed on it by any other agency or from the effect of any ordinances adopted pursuant to or as the result of any such Congestion Management Plan, including but not limited to any provisions or requirements with respect to public transportation. To the extent that the City is permitted to exempt previously approved projects from its Congestion Management Plan, City shall exempt applicant's project. To the extent that the City is permitted to grant offsets or credits for road improvements, the park and ride facility, and/or other transportation-oriented facilities and programs being constructed or contributed to by the applicant, City shall grant applicant such offsets or credits. As used herein, an action will not be deemed to be permitted by law if City will suffer any loss of gas tax revenues or other penalty solely as the result of granting such exemption, offset, or credit. (Monitoring Program No. 77). (TE)

22 Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered. (TE)

23 All roadways shall be constructed to the full width required by the associated Planned Development document (CDEV 23-0002) and Ritter Ranch the Specific Plan. (TE)

24 Traffic signals and fiber optic signal interconnect systems shall be included as part of the street improvement plans for the project. (TE)

25 All facilities and improvements to be constructed with this tentative map shall be in accordance with the associated Planned Development document (CDEV 23-0002) and the approved Ritter Ranch Specific Plan and any amendments to these documents approved to date. (E)

26 *Pedestrian and other non-motorized circulation and facilities shall be provided as set forth in the associated Planned Development document (CDEV 23-0002) and the Ritter Ranch Specific Plan. Design shall be subject to the approval of the City Engineer. (Mitigation Measure No. 43) (TE)

27 *The applicant shall comply with the provisions of Chapter 3.40 (Traffic Impact Fee Requirements) of the PMC. The applicant shall pay the applicable traffic impact fees to the Building and Safety Division in the amount that is in effect at the time the vesting tentative map application was deemed complete (Mitigation Measure No. 77). (TE)

28 The applicant shall design and construct a traffic signal at the Avenue S/Westland Drive intersection, per the approval of the City Engineer prior to the completion of Phase 1B of the Ritter Ranch Specific Plan. (TE)

29 The applicant shall pay their fair share cost for the design and construction of Bridge Road from Avenue S to Elizabeth Lake Road, per the approval of the City Engineer. (TE)

30 The applicant shall prepare and submit a corridor analysis specifying the improvements as identified by the recommendations of the traffic study prepared for this development to determine fair share cost of said improvements to the satisfaction of the City Engineer. (TE)

31 The applicant shall pay their fair share of the improvements specified within the approved corridor analysis to contribute toward build-out of the following improvements subject to the timing outlined below: (TE)

31.1 Fair share payment for the design and construction of Bridge Road from Avenue S to Elizabeth Lake Road shall be remitted to the City prior to the issuance of Certificate of Occupancy for the 1,000th.

31.2 Fair share payment for two new traffic signals at the Bridge Road/City Ranch Road intersection and the Bridge Road/Avenue S intersection shall be remitted to the City prior to the issuance of Certificate of Occupancy for the 627th dwelling unit.

31.3 Fair share payment for the dedication and construction of improvements along Elizabeth Lake Road between Godde Hill Road and Bridge Road shall be remitted to the City prior to the issuance of Certificate of Occupancy for the 1,180th dwelling unit.

32 In addition to the standard Palmdale Traffic Impact Fees, the applicant shall pay their fair share (as determined by the corridor analysis) for the traffic intersection improvements identified in the approved Traffic Study for the Ritter Ranch Specific Plan that was completed by DKS in 2022 at the following three intersections impacted by the project: (TE)

32.1 Construction of a second northbound and southbound left turn lane at the intersection of Elizabeth Lake Road/Palmdale Boulevard and 10th Street West/Tierra Subida Avenue.

32.2 Construct a second northbound left turn lane on the Avenue S/State Route 14 off ramp and a second westbound receiving lane under State Route 14 and through the southbound ramp intersection.

32.3 Construct an eastbound right turn lane and second westbound through lane at the Avenue S/State Route 14 southbound ramp.

33 If any "T" intersection does not have driveways that are Americans with Disabilities (ADA) compliant opposite the approach of the third leg of the intersection, then ADA compliant ramps shall be installed. (TE)

34 *All road improvements shall be designed in accordance with City of Palmdale and Ritter Ranch Specific Plan roadway design standards as approved by the City Engineer. (Mitigation Measure No. 72) (P)(TE)

35 The applicant shall be required to complete a new Traffic Impact Analysis to the satisfaction of the City Engineer prior to entitlement of any portion of the Ritter Ranch Specific Plan outside of Phases 1A and 1B. (TE)

36 The Specific Plan identifies various meandering facilities on the street sections. Such features shall be incorporated into the roadway designs, as approved by the City Engineer and the Planning Manager. (P)(E)

37 Lots created by VTTM 63145 shall be consistent with the requirements of Section 3.0, Development Standards of the associated Planned Development document (CDEV 23-0002). (P)(E)

38 Per the Ritter Ranch Specific Plan, the applicant shall dedicate a one-acre site for a radio repeater station and an access easement to the satisfaction of the City Engineer. (P)(E)

39 The applicant shall dedicate rights-of-way and construct full street improvements for those portions of Avenue S, identified as Ritter Ranch Road in the Ritter Ranch Specific Plan, located within the area covered by the Specific Plan. Construction of Avenue S shall be completed no later than such time as Level of Service D will be reached at any one of the following key intersections on Elizabeth Lake Road: Bridge Road, 25th Street West, or 20th Street West. (E)

40 The applicant shall install all drainage improvements within the subdivision not installed by CFD 93-1, as applicable. (E)

41 Pedestrian access easements shall be shown on the Vesting Tentative Tract Map. (P)

42 Parcels with less than 150 feet of frontage shall provide joint access subject to the approval of the City Engineer. (TE)

43 Intersection sight distance and stopping sight distance shall be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress locations including consideration for walls, landscaping, grading, vegetation, and any other items that would block the required sight for safe travel. (TE)

44 The applicant shall provide a complete set of street improvement plans for review and comment to utility providers including but not limited to the following: (E)

44.1 Water District

44.2 Southern California Edison

44.3 Southern California Gas Company

44.4 AT&T

44.5 Cable TV

45 Portions of the proposed project are in a Special Flood Hazard Area A as defined by the Federal Emergency Management Agency on its Flood Insurance Rate Map. Information is shown on Community Panel Number 6037C0654F, dated September 26, 2008. Proper certification, as defined in the City's Floodplain Management Ordinance, shall be provided to the City Engineer stating that the structures will be free from the FEMA 100-Year Flood and the Los Angeles County 50-Year Capital Storm prior to certification of occupancy. Applicant shall also initiate a Letter of Map Revision for the development using the criteria established by FEMA and the City Engineer. (E)

46 All conditions of approval for Vesting Tentative Tract Map 51508-03 shall be considered by reference, Conditions of Approval for Vesting Tentative Tract Map 63145. (P)(E)(TE)

47 The applicant shall be responsible for all roadway, lighting, traffic control, and other improvements related to the roadways identified on the map. This shall include design and construction of improvements. All such improvements shall be subject to the approval of the City Engineer. Upon acceptance of improvements by the City, the City shall operate the facilities. (E)

48 The applicant shall use best efforts in cooperating with any adjacent property development in order to provide improved site access in the future. (TE)

49 Traffic signals and fiber optic interconnect systems shall be submitted separate of the street improvement plans for the project. (TE)(E)

50 The applicant shall provide public transit shelters and/or benches at locations to be determined upon provision of public transit service to the area. (TE)

51 *Trails within the natural open space areas shall prohibit the recreational use of four-wheel and three-wheel vehicles, motorized dirt bikes, and motor cross bicycles. Special gates and barriers shall be installed and maintained at trail access points to ensure that recreational vehicle access is prohibited. (Mitigation Measure No. 43) (TE)(E)

52 *The applicant shall post signs along trail systems which designated trail boundaries for recreational uses, in order to minimize incidental disruption to open space, vegetation, and wildlife. (Mitigation Measure No. 44) (TE)(E)

53 A Site Plan depicting Neighborhood Recreation Areas #4 and #5 shall be submitted for review and approval by the Review Authority through submittal of a formal application, required exhibits, and appropriate fees in accordance with the PMC and Ritter Ranch Specific Plan. Said Site Plan shall be submitted concurrently with the submittal of the first Subdivision Development Application within the appropriate phase of VTTM 63145. (P)

54 All Conditions of Approval for Vesting Tentative Tract Map 51508-03, shall be considered, by reference, Conditions of Approval for all subsequent development approvals on this site, including, but not limited to, “B” Map subdivisions and site plan reviews. Comments and conditions regarding the “A” Map shall not be considered in any manner to limit potential comments and/or conditions which may be related to specific tract maps, site plan reviews, or other proposals in the future. (P)(TE)(E)

55 Prior to issuance of a Certificate of Occupancy for the 251st dwelling unit within the Ritter Ranch Specific Plan, the applicant shall provide two new vehicles to the Los Angeles County Fire Department. (P)(F)

56 The applicant shall commence construction of Community Park 5T concurrent with the issuance of a building permit for the 1,000th residential unit in Planning Area 5. (P)(Pk)

57 Lots that have any portion of the building within the five-foot side setback shall have drainage piped to the front of the lot. No swales to convey drainage shall be allowed within a setback that is less than five feet at any point. (P)

58 The applicant shall construct such bikeways and equestrian and hiking trails as shall be called for in the Ritter Ranch Specific Plan and associated Planned Development document prior to or in conjunction with the development of the Planning Area in which they are to be located and/or prior to dedication with respect to open space areas. The applicant shall provide plans consistent with the approved Preliminary Trails Plan and typical cross sections, dated May 18, 1993, for review and approval to the Planning Division. Said recreational/circulation improvements shall be in conformance with those indicated on the exhibits shown in the Ritter Ranch Specific Plan and associated Planned Development document in accordance with the following: (P)(E)

58.1 Applicant shall construct on the open space areas all hiking, bicycle, and equestrian trails and assembly areas (trail heads), together with parking supporting such facilities and abutting streets, including curbs, gutter, walkways, bikeways, street lighting, and together with civil improvements, as may be required by the Ritter Ranch Specific Plan, associated Planned Development document and the City Engineer, such construction shall be in accordance with plans and specifications submitted to and approved by City. All such improvements shall be completed, or security satisfactory to the City posted to assure such completion, prior to dedication.

59 The applicant shall construct such bikeways and equestrian and hiking trails as shall be called for in the Ritter Ranch Specific Plan and associated Planned Development document prior to or in conjunction with the development of the Planning Area in which they are to be located in accordance with the Ritter Ranch Specific Plan and associated Planned Development document or as otherwise provided herein, such construction shall include lighting along pedestrian trails located within urban areas to provide adequate public safety as determined to be appropriate by the City Engineer, as required by the EIR.

60 *Flood control improvements shall utilize natural channels and/or be composed of natural materials with interspersed vegetation to maintain existing aesthetic qualities, where feasible, without jeopardizing the adequacy of flood control. (Mitigation Measure No. 62) (P)(E)

61 Adequate emergency access and circulation throughout and around the project shall be provided to the satisfaction of the Los Angeles County Sheriff's Department and Los Angeles County Fire Department. Temporary emergency access shall be provided during project construction. (E)(F)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO THE STAMPING OF THE TENTATIVE MAP FOR CONDITION COMPLIANCE:

62 The applicant shall submit a revised tentative map showing condition compliance along with required fee(s) for plan check review to the Planning Division. Lot sizes for individual lots shall be indicated and all lots shall meet or exceed the minimum lot size and required lot dimensions contained in in the Ritter Ranch Specific Plan and/or Planned Development (CDEV 23-0002). Portions of lots included within the Landscape Maintenance Assessment District/Community Facility Districts shall not be utilized in determining compliance with the minimum lot area standards. (P)

63 The location and method of operation of any vehicle restricting gates shall be subject to the approval of the Los Angeles County Fire Department and the City Engineer; a portion of the guest spaces shall be accessible without passing through a security entrance, and residents shall not be required to pay additional costs to receive devices to open a security gate. (TE)(F)

64 Right-of-way and street construction shall include the provision of a bus turnout for Avenue S, Anaverde Road, and Ritter Ranch Road. Design shall be subject to the approval of the City Engineer. (TE)

65 Appropriate right-of-way for right-turn lanes shall be provided at the following locations: northbound Westland Drive at M Street, northbound Westland Drive at J Street, and southbound Westland Drive at G Street at Parkview Drive. These turn lanes should be designed with 100 feet of storage followed by a 120-foot taper. Design shall be subject to the approval of the City Engineer. (TE)

66 Consistent, compatible wall themes shall be required for tracts adjacent to and across from one another in compliance with the Ritter Ranch Specific Plan and CDEV 23-0002. (P)

67 Some variation in wall height and design shall be allowed at project entries for future builders. Any change to the approved wall plans shall be processed reviewed and approved by the Planning Manager. (P)

68 The applicant shall submit a noise study evaluating the impact from arterial streets on adjacent residential uses. The noise study shall comply with current City of Palmdale Guidelines for Noise Studies. (P)

69 The applicant shall complete full street improvements along Elizabeth Lake Road (ELR) from 25th Street West to the western limits of ELR phase I improvements, as outlined on approved street plans ST 05-72. Improvements shall consist of pavement widening, curb & gutter, landscaped median, sidewalk, street lights, bike lanes, and equestrian/multi-purpose trails as listed in the Ritter Ranch Specific Plan. The applicant shall enter into an agreement and Faithful Performance bond for the remaining roadway improvements. (TE)

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED WITH THE SUBMITTAL OF GRADING PLANS OR PRIOR TO ISSUANCE OF A GRADING PERMIT:

Subdivision Landscaping Requirements

70 A 10-foot landscape easement shall be shown along Ritter Ranch Road (Avenue S) and five-foot landscape easement along Westland Drive and Parkview Drive. Said easement shall be in addition to any landscaping within the public right-of-way. Such easements shall be processed as a private easement for landscaping purposes reserved for the master Homeowners Association entity. (P)(E)

71 The landscape plans shall comply with all provisions of PMC Chapter 14.05 (Water Efficient Landscape and City Landscaping Standards). (E)

72 The applicant shall submit landscape and irrigation plans for all project landscaping improvements to the Engineering Division for review and approval, through the Accela Citizen Access Portal. The applicant is responsible to pay all plan review fees for the improvements reflected on the landscape plans prior to the plans being reviewed. All landscape permit and inspection fees shall be paid prior to the issuance of a landscape permit. These plans shall include, but not be limited to, the following items: (P)(E)(PS)

72.1 Trees in the parkways shall not exceed a spacing approved by the City Engineer for the species proposed.

72.2 Where trees are incorporated into the landscape design of common or open areas, all trees shall be a minimum one-inch caliper in a 15-gallon or larger container size. Fifty percent of the trees shall be a minimum two-inch caliper in a 24-inch box size or larger container. Twenty percent of the trees shall be a minimum two-and-a-half-inch caliper in a 36-inch box size or larger container. The trunk caliper shall be measured four and a half feet above the root crown. Any Washingtonia spp. or similar palm trees proposed shall have a minimum of 12 feet of brown trunk height.

72.3 All shrubs shall be a minimum five-gallon size. If one-gallon plants are proposed to be used as a ground cover (i.e., with drip irrigation), such planting shall be supplemented with additional five-gallon plant material to provide variation in texture and height.

72.4 All plant material shall be indicated on the landscape plans with symbols that are 75 percent of the diameter of the mature size of the plant. When determining mature plant size, the lower end of the size range shall be used (for example, if a plant is indicated to have a mature size of six to -ten feet,

a six-foot diameter shall be used when graphically indicating the plant material on the plan).

72.5 Differences in planting areas or landscaping ground cover materials shall be separated by approved landscape edging or concrete mow strips.

72.6 All slopes steeper than 3:1 shall be landscaped for erosion control per the Engineering Design Standards.

72.7 Backflow devices shall be screened with a solid Le Meur cover or equivalent and landscaping.

72.8 All plant material sizes and calipers shall conform to the American Standard for Nursery Stock, ANSI (Z60.1) 2014.

72.9 *The applicant shall follow the Thematic Landscape Standards for approved tree types, as outlined within the Planned Development 23-002, and be consistent with the Specific Plan in order to maintain a cohesive theme across the project site, and in order to reduce aesthetic impacts of structures to adjacent roadways and residential properties. (Mitigation Measure No. 59) (P)(E)

72.10 Tree areas shall be planted a minimum of five feet from walls, walkways, or buildings. To protect the hardscape and encourage deep root development, root barriers shall be installed during planting operations.

72.11 Landscaping located within the vehicle sight distance triangle shall be designed and maintained in a manner that does not block the view at driveways and adjacent intersections. Landscaping shall not exceed three feet in height within the sight distance triangle.

72.12 *Disturbed and landscaped areas shall be replanted with native vegetation with the existing native vegetation appropriate to the site, which will blend in with existing species. (Mitigation Measure No. 63)

72.13 *Slopes at the edge of the development shall be revegetated with low combustible plant material as approved by the City Engineer. (Mitigation Measure No. 45)

73 Slope erosion control and street trees shall be installed to the satisfaction of the City Engineer. (E)

74 The developer or builder shall provide full front yard and street side yard landscaping as approved by the City Engineer. (P)(E)

75 *If western Joshua trees (*Yucca Brevifolia*) are present on the site and impacted by the proposed project, the applicant shall comply with all Joshua Tree requirements as required by CDFW. (P)

76 *To the extent feasible, removal of existing native trees and vegetation shall be minimized during project construction and grading, particularly within existing natural channels (this can be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption). The project grading plan shall clearly indicate permit limits and areas to remain. (Mitigation Measure No. 65) (P)

Project Grading/Wall/Fences Requirements

77 The applicant shall enter into a Subdivision Improvement Agreement and post securities for grading operations with the City and pay all applicable fees. Grading activities extending beyond phase boundaries shall require prior approval of the City Engineer and the Planning Manager. Such grading activity shall be reflected in the subdivision improvement agreement of the phase which request such grading. (E)

78 The right to restrict access shall be dedicated along all lots abutting the following streets: Parkview Drive, Westland Drive, and Ritter Ranch Road. (TE)

79 The applicant shall submit a current Title Report for the subject property, dated within six months of the date for civil plan submittal. This submittal shall include a declaration of all easements of record and copies of all easements/declaration instruments referenced within the report. (E)

80 Grading and wall plans shall be submitted for review and approval to the Engineering Division. Approval by both the City Engineer and the Planning Manager shall be obtained prior to the issuance of a Grading Permit. Perimeter walls shall be consistent with the design and materials of any previously approved adjacent perimeter wall to provide continuity of the streetscape and shall be in compliance with the Ritter Ranch Specific Plan and associated Planned Development document (CDEV 23-0002). Final grading and wall concepts shall be in substantial conformance with those shown on the tentative map, conceptual grading plan, and in accordance with the following: (P)(E)

80.1 Northerly Boundary – The applicant shall provide a maximum seven-foot-high masonry wall with stucco finish along Lots 244 & 136-137 and a

maximum seven-foot-high masonry wall with stucco finish along with pedestrian connectors for Lots 6 & 7, 36 & 37, 40 & 41, and 53 & 54.

80.2 Southerly Boundary – The applicant shall provide a maximum seven-foot-high masonry wall with stucco finish as per the noise study for Lots 115-129 and Lot 246 and a maximum seven-foot-high masonry wall with stucco finish and pedestrian connectors per the noise study prepared for the development for Lots 169 & 170 and 181 & 182.

80.3 Easterly Boundary – The applicant shall provide a maximum seven-foot high masonry wall with stucco finish.

80.4 Westerly Boundary – The applicant shall provide a maximum seven-foot high masonry wall with a stucco finish or maximum seven-foot high pilaster/tubular steel view fence along Lots 1-6 and Lots 129-135.

80.5 All corner lots shall contain a decorative masonry block wall on the street side of the lot.

80.6 All interior property line walls, if proposed, shall be constructed of masonry, wrought iron, durable vinyl, or other similar durable materials as approved by the Planning Manager.

80.7 Proposed retaining walls or engineered free standing walls shall be submitted to Building and Safety Division for review and approval. Said wall types shall require a building permit prior to construction.

81 In all cases where a required wall is to be located adjacent to the top of a 2:1 or greater slope, the wall shall be set back a minimum two and one-half feet from the crest of that slope on the level side. All slope and wall configurations shall meet the setback requirements of the City Building Code. (P)(E)(B&S)

82 The exterior face and footings of all project perimeter walls shall be located no more than two inches from the property line on the subject property except where appropriate off-site easements have been obtained. (P)(E)

83 Double boundary walls between developments are prohibited except as approved by the Planning Manager and City Engineer. (P)(E)

84 *The project shall follow the grading plans approved by the City and avoid disturbance of adjacent areas where possible. (Mitigation Measure No. 64) (E)

85 The final grading plan shall indicate that all rear and interior side yard slopes are up slopes to property lines as indicated on the tentative map. (P)(E)

86 The applicant shall incorporate into the project design all existing easements within the project boundaries or obtain abandonment of said easements from the affected easement holder(s). If this requirement cannot be accomplished, the project shall be redesigned accordingly to the satisfaction of the Planning Manager, City Engineer, or the Review Authority. (P)(E)

87 All manufactured slopes on or adjacent to project boundaries shall meet the setback requirements of the current City Building Code. A recorded off-site Slope Acceptance Letter from all affected property owners shall be submitted to the City Engineer prior to approval of grading plans for any off-site slope not meeting these requirements. In addition, all slopes are required to meet City Standards with respect to erosion control and in accordance with the following requirements: (E)

87.1 The applicant shall install all landscaping in rights-of-way, landscape easements areas, in parks, in residential common areas and open spaces, and on slopes, pursuant to the provisions of the associated Planned Development document (CDEV 23-0002);

87.2 All slopes accessible from a public right-of-way shall be privately maintained until transferred to a private Homeowners Association entity; and,

The City, through a special district formed by the City, may elect to accept landscape maintenance responsibility for certain privately owned slopes abutting major arterials. Upon such election, the developer shall dedicate or cause to be dedicated to permit access to carry out such maintenance. The developer shall warrant all such landscaping for a period of one year after the completion of the installation thereof.

88 The applicant shall submit a temporary erosion control and sedimentation plan for approval by the City Engineer prior to grading plan approval and grading permit issuance when grading activity will occur between October 1st and April 15th. Said erosion control plan shall provide appropriate dust control measures per City and Antelope Valley Air Quality Management District (AVAQMD) Standards to minimize nuisance from dust at all times. (E)

88.1 The applicant shall submit a dust control plan to AVAQMD for review and shall obtain clearance from said agency prior to issuance of a City grading permit. The applicant shall provide proof of compliance with all AVAQMD requirements and applicable fees.

89 *From the beginning of the first ground disturbing activity until the use has been released for occupancy, the following are required of the applicant: 1) have erosion control measures, per an approved Erosion Control and Sedimentation Plan, in place during the rainy season (October 15 - April 15); 2) provide appropriate dust control measures, per City and AVAQMD Standards, to minimize nuisance from dust at all times. Said erosion control and dust control plans shall be in conformance with Mitigation Measures identified within the Ritter Ranch EIR. (E)(B&S)

90 This project shall be designed and constructed in accordance with the stormwater pollution control requirements of the Lahontan Region of the California Regional Water Quality Control Board. Prior to the issuance of a grading permit, the applicant shall file a Notice of Intent with the Lahontan Region of the California Regional Water Quality Control Board to comply with the applicable National Pollution Discharge Elimination System (NPDES) requirements. The applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer. (E)

91 A drainage acceptance letter from each affected property owner shall be submitted to the City Engineer when the pre-developed storm runoff onto any adjacent property is increased, concentrated, diverted, or changed in any form as required by State law. (E)

92 A final hydrology study and hydraulics report shall be prepared for this project and approved by the City Engineer. The hydrology study and hydraulics report shall address on-site and off-site conditions and impacts, based on the City of Palmdale adopted Storm Water Management Policy. Any required construction of drainage facilities, including bio-basins and the improvement of Anaverde Creek channel diversions, identified within the approved study/report shall be deemed a condition of approval improvement for this project. (E)

93 Based on the findings of the final hydrology and hydraulics report, the applicant shall be responsible, at their own expense, for any and all improvements imposed on the project by the Engineering Department to the satisfaction of the City Engineer. (E)

94 All nuisance water generated from this development shall be mitigated on-site in accordance with City's Design Standards requirements. (E)

95 Final landscape and irrigation plans, including those areas designated to be installed by individual tract builders, shall be submitted to the City Engineer for review and approval. Said plans shall include, but not limited to, right-of-way landscaping, landscape easement landscaping, erosion control and revegetation

landscaping, street tree, slope erosion control plans, and hiking, bicycling and trails within, and out of, the right-of-way as determined necessary by the City Engineer. Such plans shall be approved prior to approval of the grading plans for the subject property. One copy of the approved plans shall be submitted to the Planning Department. (P)(E)

96 The applicant shall submit for review and approval by the City Engineer, landscaping and irrigation system plans for the areas included in the Landscape Maintenance Assessment District. (E)

97 Provisions shall be made within the project to utilize recycled water to the extent that such provision is found to be in accordance with the Antelope Valley Recycled Water Master Plan and any City standard/ordinance enacted to facilitate its use. (E)

98 *This subdivision shall be designed in accordance with the City's Floodplain Management Ordinance, Master Plan of Drainage, and related criteria within the Engineering Design Standards for controlling and debris flows within and adjacent to Anaverde Creek, and other existing natural drainage courses. (Mitigation Measure No. 11) (E)

98.1 All drainage facilities shall be designed to be compatible with Master Plan of Drainage facilities. Applicant shall provide system piping to allow for the future elimination of the drainage basin.

98.2 Reimbursement for drainage facilities shall only be considered for the applicant's dedication and construction of those facilities depicted on the City's Master Plan of Drainage in accordance with Section 66486 of the Government Code.

99 Dry wells and/or bio-basin shall be required for this project to dispose of on-site nuisance water in accordance with the approved drainage plan. No nuisance water generated from this development shall be allowed outside the boundaries of this development unless authorized by the City Engineer. Appropriate measures shall be taken to protect dry wells and/or bio-basins from silt during grading operations and any off-site flow from undeveloped areas designed to flow through subdivision. (E)

100 *The applicant shall submit geotechnical reports, prepared in accordance with the City's Engineering Design Standards, to the City Engineer for review and approval prior to the approval of a grading permit. Said report shall include recommended design, construction, and maintenance of mitigation measures to reduce potential geologic constraints, to the satisfaction of the City Engineer. At minimum, the

report shall address slope stability, locations and setbacks for active/potentially active faults, excavation requirements for unsuitable surficial material, liquefaction potential and groundwater/seepage conditions. All future discretionary approvals must comply with the applicable recommendations set forth in the required investigation. Typical mitigation for geologic hazards includes excavation and/or stabilization (buttress/retaining walls) of landslides and excavation of undesirable materials (such as those subject to settlement, hydroconsolidation, expansion or liquefaction) and re-compaction, if necessary, with suitable material. Recommendations from the report shall be incorporated into final grading plans. (Mitigation Measure No. 1) (E)

112 *Grading shall be designated “Engineering Grading” per City Building Code and shall be done in accordance with an approved grading plan. All grading work shall be performed in one continuous operation, or in phases as approved by the Planning Manager and the City Engineer. (Mitigation Measure No. 2) (E)

113 A sanitary sewer-area study for this project shall be prepared and submitted to the City Engineer for review and approval. A public sanitary sewer system is to be dedicated to the City, with private laterals to each lot. The system shall be designed and installed as the only method of sewage disposal for this subdivision. Coordination and clearance must be obtained from Los Angeles County Sanitation District prior to issuance of a sewer permit. (E)

114 The applicant shall obtain sufficient off-site sewer easements and design and construct an off-site outfall sewer with supplemental size, capacity, and length as required by the City Engineer. The City Engineer shall have the right to withhold approval of any affected improvement plans for failure to satisfy this condition. Said off-site outfall sewer system shall be constructed and operational prior to first issuance of occupancy release. (E)

115 The applicant shall design and construct a sewer by-pass system, redirecting flows from the temporary sewer lift station to a gravity flow off-site outfall sewer system. (E)

116 *The applicant shall demonstrate to the satisfaction of the City Director of Planning and Engineer that all feasible mitigation measures have been implemented to minimize grading impacts. The Applicant may be required to submit complete geotechnical studies and/or reports to the satisfaction of the City Engineer. Consideration shall be given to use of “stepped” play fields for the school and park sites, particularly where a relatively level surface across the entire facility would require significant grading. (Mitigation Measure No. 16) (E)

117 *The applicant shall implement applicable mitigation measures as set forth in EIR Addendum Mitigation Measure Nos. 1-20a and as stated in EIR Addendum Appendix 7, Geotechnical Update Report. (P)

118 *To effectively mitigate anticipated and potential pollutants that may be generated from the development, the applicant shall prepare a Water Quality Management Plan and shall provide a storm water/drainage treatment system in the form of a bio vegetated swale placed in two locations within the project site: one to treat the southern nuisance flow and one to treat the northern nuisance flow as noted in the Nuisance Run Off Assessment Study. (E)

119 The applicant shall submit geotechnical reports, prepared in accordance with the City's Engineering Design Standards, to the City Engineer for review and approval prior to the issuance of a grading permit. (E)

120 The applicant shall comply with all provisions of Municipal Code Chapter 14.04, Joshua Tree and Native Vegetation Preservation and the Desert Vegetation Preservation Plan prepared for Vesting Tract Map 51508-RR. (P)(E)

121 *A site-specific biological study shall be prepared and submitted, and shall address setbacks or other alternatives identified to reduce impacts to raptor nesting sites and other biological resources as listed in Section IV.D, Table 11, PREFERRED DEVELOPMENT ENVELOPE SETBACK DISTANCES. However actual setbacks for each resource may vary less or more than the recommended distance as determined by a site-specific biological report, reviewed and approved by the Planning Manager. Setbacks less than the recommended distance may constitute a locally significant impact. (Monitoring Program No. 37) (P)

122 *Where possible, development of residential or commercial structures within the Specific Plan area should be designed to avoid displacement or destruction of Joshua Tree habitat. Areas adjacent to the woodland should have a 50-foot setback from the Joshua Tree plants unless a shorter distance is identified in a site-specific biological report. Within that setback, native plant cover should be restored to natural habitat values to serve as a buffer if such plant cover is not present. (P)

123 *Prior to issuance of grading permits for each area of the Ritter Ranch Specific Plan, the project archaeologist shall formulate and carry out an Archaeological Monitoring Program for that particular area. The Archaeological Monitoring Program as approved by the Planning Manager shall include, but not be limited to measures identified in EIR 90-4, the RMW Paleo Associates report dated December 26, 1990, and the 1991 LSA Phase II Archaeology Report dated June 14, 1991. (Monitoring Program No. 79) (P)

124 *Prior to Development Application approval, portions of the site shall be designated for restoration, enhancement or expansion of wetland habitat. Portions to be designated will be subject to Planning Manager approval but, at a minimum, the proposal shall equate to a 1:1 replacement of impacted wetlands. A Wetlands Restoration Plan, indicating specific guidelines, designation of areas suitable for mitigation, and an explanation of methods which will assure permanent preservation, shall be submitted for review and approval by the City of Palmdale, CDFW and U.S. Army Corps of Engineers. Said plan shall be consistent with restoration required for the Amargosa Creek Improvement Project. (Monitoring Program No. 40) (P)

125 *Prior to issuing the Grading Permit, the following additional work shall be performed by a qualified archeologist, retained by the Developer, and approved by the Planning Director. Because the introduction of residents into the area will result in the degradation of these archeological sites, the required testing specified below and preparation of the subregional report shall be completed, and reviewed and approved by the Planning Director, prior to recordation of the first parcel map or tract map prepared for the project (Monitoring Program No 79a). (P)

125.1 Lan-947: There is an additional petroglyph boulder that needs to be recorded. Since the site cannot be preserved in place as the project is currently designed, test units shall be excavated to determine whether subsurface deposits are present. If any are encountered, data recovery shall be conducted.

125.2 Those sites, which contained surface artifacts but were only auger tested shall be tested with at least one standard test unit per site. The testing program shall be submitted to the City Planning Department for review and approval prior to commencement.

125.3 In addition, untested cupule sites and hunting blinds shall also be tested in this manner.

125.4 Any additional testing shall be required as a mitigation measure for the development application.

125.5 A subregional analysis shall be prepared to provide a basis for significance determinations. It shall include a research design that would set standards for future work in the Ana Verde/Sierra Pelona subregion.

125.6 Cupule boulders, which have to be relocated, must be done under the direction of a qualified archeologist who will give careful attention to orientation of the boulders. The boulders shall be moved prior to site

disturbance in their immediate vicinity to a location approved by the Planning Director. Since context will be lost, some shall be relocated in an interpretive center where they can be used for educational purposes. Representative artifacts could be worked into some sort of display for an interpretive center as well.

126 *Required research salvaging and/or protection of known sites shall occur prior to approval of a grading permit within the affected area of resources (to the extent feasible/ sites shall be protected in place). This includes, but is not limited to the following: 767, 917, 1247, 1281, RR-28H, RR-33, RR-39, and RR-40. (Monitoring Program No. 80) (P)

127 *Areas to be disturbed by grading shall be reexamined for cultural resources following removal of the vegetation cover and during initial grading stages. If cultural resource sites are exposed by this activity, they shall be subjected to appropriate test excavation and salvaging/protection effort. (Monitoring Program No. 82) (P) (E)

128 *Prior to issuance of grading permits for each area of the Ritter Ranch Specific Plan, a qualified paleontologist shall be retained at the expense of the developer to formulate and carry out a Paleontological Monitoring Program for that particular area. The Paleontological Monitoring Program approved by the Planning Director shall include, but not be limited to, measures identified in the Ritter Ranch FEIR. (Monitoring Program No.84) (P) (E)

129 *Prior to issuance of grading permits for each area of the Ritter Ranch Specific Plan and until completion of each planning area proposed for development, the applicant shall retain a qualified paleontologist approved by the City to monitor and, if necessary, salvage scientifically significant fossil remains. (Monitoring Program No.85) (P) (E)

130 *The paleontologist shall have the power to temporarily divert or direct grading efforts to allow evaluation and, if necessary, salvage of exposed fossils. (Monitoring Program No.86) (P) (E)

131 *If substantive discoveries are made, the matrix samples for microvertebrates shall be submitted for processing and identification at a facility such as the Los Angeles County Museum of Natural History. (Monitoring Program No.87) (P) (E)

132 *Paleontological monitoring efforts shall be based on the sensitivity of the geological units being excavated, the number of equipment in operation at one time, and the amount of material (in cubic yards) being moved. (Monitoring Program No.88) (P)

132.1 Geological units of “high” sensitivity shall be monitored on a full-time basis. If more than one piece of heavy equipment is being run simultaneously and/or more than 25,000 cubic yards of earth is to be graded per day, then additional monitors will be needed.

132.2 Geological units of “low” sensitivity require monitoring at least once every five days of grading activity. If significant fossils are recovered during grading, then a change in palaeontologic sensitivity would be warranted, and full-time monitoring could be needed.

132.3 Geologic units of “no” palaeontologic sensitivity will not require monitoring.

133 *Matrix samples for microvertabrate screening shall be collected and processed during monitoring. If microvertebrates are present, up to 6,000 pounds of matrix will need to be sampled. This material can be placed to one side of the active grading so as not to delay the project. Screening may be done on-site. (Monitoring Program No. 89) (P)

134 *All fossils collected need to be prepared to the point of identification. These remains should be donated to an institution with an educational and/or research interest in the materials and a retrievable storage system, such as the Los Angeles County Museum of Natural History. This shall occur within one year of individual project completion. (Monitoring Program No. 90) (P)

135 *The applicant shall participate in any work and the current archaeologist shall provide additional recovery or action as required under Mitigation Monitoring Program No. 79(a). (P)

136 *Required research salvaging and/or protection of known sites shall occur prior to approval of a grading permit within the affected area of resources. To the extent feasible, sites shall be protected in place. (Monitoring Program No. 80) (P)

137 *Due to possible adverse geologic conditions in the bedrock areas associated with bedding plane potential landslides, especially in the Pelona Schist areas in the central and southern portions of the Specific Plan site, detailed site-specific analysis relative to slope stability shall be performed for all proposed cut slopes prior to issuance of a grading permit. Grading permit issuance will be subject to the grading plan demonstrating compliance with the applicable recommended slope stability measures. (Monitoring Program No. 13) (P)

138 *To prevent erosion and subsequent downstream siltation, the applicant shall comply with the conditions of an Erosion and Sedimentation Control Plan to be submitted for review by the Antelope Valley Resource Conservation District, and

review and approval by the City of Palmdale. The Plan shall address the following, at minimum: (Monitoring Program No. 8) (P)

138.1 Recommendations for drought resistant slope planting shall be provided by a qualified landscape architect prior to project approval and implemented by the project applicant.

138.2 Periodic maintenance and repair of all slopes and drainage outlets shall be conducted during site development.

138.3 Following site development, slope plantings and irrigation systems shall be maintained and leaks in the irrigation system shall be fixed without delay.

138.4 Drainage outlets shall be periodically inspected and cleaned of silt and debris both during and following site development.

138.5 All slopes shall be periodically inspected for evidence of cracking and erosion and any problems shall be repaired immediately.

138.6 Rodent activity shall be controlled to prevent water penetration and loosening of the soil.

138.7 Minimize the length of time that soils lie exposed.

138.8 Regular watering of cleared areas, in compliance with City requirements and SCAQMD Rule 403 or AVAQMD equivalent standard.

138.9 Minimize the extent of cleared areas at any given time.

138.10 Establishment of maximum vehicle speeds within construction areas.

138.11 Pursuant to City Standards, graded areas shall be revegetated as soon as possible after rough grading through the use of landscaping, hydroseeding, or any other method of providing vegetative cover.

138.12 Use of sandbags or similar surface water controls prior to and during grading if grading is to be done during the rainy season.

138.13 Use of soil stabilizers where feasible.

139 *The applicant shall submit a water quality control plan for review and approval by the City Engineer and the Planning Manager, prior to issuance of grading permits.

This plan shall be submitted to the Regional Water Quality Control Board for their review and comment. The plan shall indicate specific means of reducing urban pollutants and sedimentation and shall comply with the provisions of any National Pollution Discharge Elimination System permit requirements that may be required by other regulatory agencies including, but not limited to, the following: (Monitoring Program No. 36) (P)(E)

139.1 Incorporation of measures identified in the required Erosion Control Plan.

139.2 Surplus or waste material from construction shall not be placed in drainage ways or within the 50-year Los Angeles County Capital Storm floodplain of surface waters.

139.3 All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner to eliminate any discharge to waters of the State.

139.4 Dewatering shall be done in a manner so as to eliminate the discharge of earthen material from the site.

139.5 All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15th of each year.

139.6 All work performed between October 15th and May 1st of each year shall be conducted in such a manner that the project can be winterized within 48 hours.

139.7 All non-construction areas shall be restricted by fencing, signage or other means to prevent unnecessary disturbance.

139.8 During construction, temporary gravel or sandbag dikes shall be used as necessary to prevent discharge of earthen materials from the site during periods of precipitation or runoff.

139.9 Stabilizing agents such as straw, wood chips and/or hydroseeding shall be used during the interim period after grading in order to strengthen slopes while ground cover takes hold in accordance with the City's Engineering Design Standards.

139.10 Impervious areas shall be constructed with infiltration trenches along the downhill edges to dispose of all drainage emanating from them.

139.11 Infiltration trenches shall be constructed on the downgradient side of all structural drip lines.

139.12 Revegetated areas shall be continually maintained in order to assure adequate growth and root development.

139.13 Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.

139.14 Where construction activities involve the crossing and/or alteration of a stream channel, such activities should occur only after obtaining a 404 Permit (Army Corps of Engineers) and a 1601/1603 Agreement (California Department of Fish and Game), as necessary.

139.15 Routine cleaning of manholes and catch basins shall be performed to remove sediment and debris.

139.16 Control of washdown drainage from commercial uses shall be enforced in accordance with all waste discharge regulations and/or provisions.

139.17 Information reviewed and approved by the City Attorney, regarding the disposal of waste oil/grease, pesticide containers and other hazardous materials shall be provided to new businesses and homeowners at the time of occupancy.

139.18 Controlled use of pesticides and fertilizers within common areas including the golf course shall be enforced through provisions in the Landscape Plan, including frequency and type of fertilizers/pesticides to be used, and application by qualified persons. For the golf course (which would drain into a proposed wetland mitigation area), special consideration should be given to use of slow release and broad spectrum insecticides, and the suppression of mosquito populations using bacterial insecticides or light oils instead of chemical agents.

140 *To the extent feasible, removal of existing native trees and vegetation shall be minimized during project construction and grading, particularly within existing natural channels. This can be accomplished by staking sensitive habitat at the limits of grading to avoid incidental disruption. The project grading plan shall clearly indicate permit limits and areas to remain. (Monitoring Program No. 65) (P)

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH RECORDATION OF THE FINAL MAP OR ANY PHASE THEREOF:

141 The applicant shall petition the City to form a Landscape Maintenance Assessment District for the maintenance of landscaping and appurtenant facilities. Such district shall be formed concurrently with, or prior to, recordation of the final map at the sole cost and expense of the applicant, and the applicant's deposit of the estimated costs thereof shall be required prior to such actions by the City. If the City is unsuccessful in the formation of the Landscape Maintenance Assessment District, the Developer shall propose an alternative maintenance entity and shall be responsible for the maintenance of the landscaping and appurtenant facilities until such time that an alternative maintenance entity assumes the maintenance. All costs associated with the formation of an alternative maintenance entity shall be paid by the Developer. (E)

142 Provisions for potential bus turnouts shall be provided on the far side (unless otherwise approved) of the intersection for the following locations. Actual dates of construction may be deferred until bus service is provided. Bus turnout areas should be constructed of Portland cement concrete, as possible. (TE)

142.1 Eastbound Elizabeth Lake Road at Ranch Center Drive. Provisions of this stop may be included in plans for Elizabeth Lake Road and/or upon approval of development plans for the land use at the southeast corner of the intersection.

142.2 Southbound Ranch Center Drive at Elizabeth Lake Road (nearside stop) and northbound Ranch Center Drive at Elizabeth Lake Road. Provision of these stops may be included upon approval of development plans for the land use at the southeast corner of the intersection.

142.3 Each direction at City Ranch Road/Ranch Center Drive. The stop west of the intersection may be accommodated within the right-of-way for City Ranch Road and/or through dedication of additional right-of-way from the open space area. The stop east of the intersection may be accommodated in the design of the landscaped area. The location north of the intersection may be incorporated into the design of the use on the northeast corner of the intersection. The location south of the intersection may be incorporated into the design of the use on the southwest corner of the intersection.

142.4 The turnouts should be 12 feet wide, 50 feet long, and include a 60-foot transition into the stop and a 40-foot transition out of the stop.

143 The applicant shall enter into an agreement with the City of Palmdale for the purpose of satisfying Ritter Ranch's contribution to the cost of designing and constructing the Avenue R Regional Basin ("the Basin") facility. The agreement shall reflect the following terms: (E)

143.1 The City has agreed to form a Community Facilities District (CFD) over the Ritter Ranch property for the purpose of selling bonds to finance public improvements, including Ritter Ranch's share of the Basin design and construction costs. The terms of this CFD will be:

143.1.1 The effective tax rate over Ritter Ranch will be brought to two percent of the estimated value of each home to be sold.

143.1.2 The CFD will sell bonds with a term of 35 years.

143.1.3 A two percent escalator will be applied to the bonds within the CFD as necessary to cover Ritter Ranch's funding responsibilities for the Basin.

Ritter Ranch shall immediately deposit with the City an amount equal to 50 percent of the estimated costs to complete Basin design and process the necessary state and local permits and/or approvals. Ritter Ranch has agreed to permit the City to have a first priority in Ritter Ranch's initial bond issuance to recover the estimated cost of Ritter Ranch's share of the Basin construction costs (an amount equal to 50 percent of the actual costs). To the extent that Ritter Ranch's actual share of the Basin construction costs is higher than 50 percent of the actual costs, the City may use the two percent escalator to recover the additional costs in Ritter Ranch's second bond offering. To the extent that Ritter Ranch's actual share of the Basin construction costs is less than 50 percent of the actual costs, the difference shall be made available to Ritter Ranch for its funding of eligible public improvements. Additionally, the City will allow the funds remaining in the existing Ritter Ranch CFD Improvement/Acquisition account to be used by Ritter Ranch for its use in funding eligible public improvements. Execution of this agreement shall occur prior to the recordation of a final map for VTTM 63145 and the execution and implementation of this agreement shall satisfy Ritter Ranch's obligations relative to the Basin.

144 The applicant shall provide written evidence to the Planning and Engineering Departments that approval has been obtained from the Los Angeles County Fire Department. (F)(P)(E)

145 The applicant shall provide standard street improvements for Connector/Neighborhood roadway classification streets, along 'A' Street and 'G'

Street from ‘O’ Street to Westland Drive within the project boundary, face of curb to face of curb width of 40 feet (64-foot right-of-way). Improvements listed below shall be constructed and operational prior to certificate of occupancy of the adjacent residences. These improvements shall consist of: (E)

145.1 Curb and gutter;

145.2 Sidewalk (width = five feet);

145.3 Roadway grading and paving, overlay and/or match-up, as directed by City Engineer;

145.4 Traffic control signs and devices as required by the City Engineer;

145.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer;

145.6 Wheelchair ramp(s) at all walk returns;

145.7 Roadway drainage device(s);

145.8 Streetlights;

145.9 Dedicate sufficient right-of-way for corner cut-offs in accordance with the City’s Engineering Design Standards;

145.10 Dedicate the right to restrict vehicular access along ‘A’ Street to the City;

145.11 Dedicate and construct a four-foot-wide minimum ADA by-pass at all proposed driveway approaches; and,

145.12 Provide a minimum four-foot sidewalk clearance around any object.

146 The applicant shall provide standard street improvements for the following streets: Connector/Neighborhood roadway classification streets, ‘B’ Street from ‘A’ Street to ‘C’ Street, ‘C’ Street from ‘B’ Street to ‘D’ Street, ‘D’ Street from ‘C’ Street to ‘G’, ‘G’ Street from ‘D’ Street to ‘O’ Street within the project boundary, face of curb to face of curb width of 36 feet (60 foot right-of-way). Improvements listed below shall be constructed and operational prior to the certificate of occupancy for the adjacent residences. These improvements shall consist of: (E)

146.1 Curb and gutter;

146.2 Sidewalk (width = five feet);

146.3 Roadway grading and paving, overlay and/or match-up, as directed by City Engineer;

146.4 Traffic control signs and devices as required by the City Engineer;

146.5 Wheelchair ramp(s) at all walk returns;

146.6 Roadway drainage device(s);

146.7 Streetlights;

146.8 Dedicate sufficient right-of-way for corner cut-offs in accordance with the City's Engineering Design Standards;

146.9 Dedicate and construct a four-foot-wide minimum ADA by-pass at all proposed driveway approaches; and,

146.10 Provide a minimum four-foot sidewalk clearance around any object.

147 The applicant shall provide standard street improvements for the following streets: Connector/Neighborhood roadway classification streets 'E' Street, 'F' Street, 'H' Street, 'O' Street, 'B' Street from 'A' Street to terminus of street, 'C' Street from 'D' Street to terminus of street, 'D' Street from 'G' Street to terminus of street within the project boundary, face of curb to face of curb width of 34 feet (58-foot right-of-way). Improvements listed below shall be constructed and operational prior to the certificate of occupancy for the adjacent residences. These improvements shall consist of: (E)

147.1 Curb and gutter;

147.2 Sidewalk (width = five feet);

147.3 Roadway grading and paving, overlay and/or match-up, as directed by City Engineer;

147.4 Traffic control signs and devices as required by the City Engineer;

147.5 Wheelchair ramp(s) at all walk returns;

147.6 Roadway drainage device(s);

147.7 Streetlights;

147.8 Dedicate sufficient right-of-way for corner cut-offs in accordance with the City's Engineering Design Standards;

147.9 Dedicate and construct a four-foot-wide minimum ADA by-pass at all proposed driveway approaches;

147.10 Provide a minimum four-foot sidewalk clearance around any object; and,

147.11 Dedicate and construct pedestrian connectors for cul-de-sac streets within VTTM 63145 that lead to Neighborhood streets or greenbelt open spaces, as shown the Vesting Tentative Tract Map date stamped November 11, 2024.

148 VTTM 51508-03 shall be recorded prior to or concurrently with recordation of VTTM 63145. (E)

149 *Approval of the final map shall be contingent on the water supplier verifying in writing that a sufficient water supply is available to serve the subdivision pursuant to Government Code section 66473.7(b). (Water Supply Assessment) (E)

150 The applicant shall enter into a subdivision improvement agreement and post securities with the City and pay all applicable fees at the time of subdivision approval for those improvements necessary to support this subdivision, as determined by the City Engineer. If any transfer of ownership/title of land within this proposed subdivision takes place prior to release of all agreements and securities, the new applicant shall be required to enter into a separate Subdivision Improvement Agreement with the City and pay all applicable fees. Agreement and securities with the prior applicant will be released after the agreement and securities with the new applicant take effect. (E)

151 The applicant shall petition the City to form a Drainage Benefit Assessment District for the maintenance of drainage and appurtenant facilities. Such district shall be formed concurrently with or prior to, recordation of the final map at the sole cost and expense of the applicant, and the applicant's deposit of the estimated costs thereof shall be required prior to such actions by the City. If the City is unsuccessful in the formation of the district, the Applicant shall propose an alternative maintenance entity and shall be responsible for the maintenance of the drainage and appurtenant facilities until such time that an alternative maintenance entity assumes the maintenance. All costs associated with the formation of an alternative maintenance entity shall be paid by the Applicant. (E)

152 The applicant shall submit full-sized copies of the final recorded map in the form of one set of mylar and three sets of blueline to the City Engineer and shall also submit an 8-1/2 by 11-inch mylar copy of the final map to the Planning Manager and City Engineer. The applicant shall provide a computerized .dwg format of the final recorded tract map which is compatible with the City's Geographic Information Systems (GIS) to the City Engineer. The final map shall be projected in NAD 83 State Plane Zone (five feet). (E)

153 Access rights shall be granted to the City for the purpose of allowing access over private drives within the development for all City vehicles, including police, fire, and other emergency vehicles. The document(s) recording this access shall be prepared by the applicant for review and approval by the City Engineer. (E)

154 All areas within the tract designated by the City Engineer as requiring a landscape easement shall be shown as an 'Easement for Landscaping Purposes' on the final map. (E)

155 Will Serve letters will be required before the map is submitted to City Council for approval. The following is a list of the minimum Will Serve letters required: (E)

155.1 Water District

155.2 Southern California Edison

155.3 Southern California Gas Company

155.4 Cable TV

155.5 Los Angeles County Sanitation District

155.6 School District

155.7 Telephone Company

156 A Homeowner's Association shall be created for the project and shall be responsible for the maintenance of all common use areas, private streets, private drainage facilities and shared parking areas. The documents creating this entity shall be provided to the Planning Manager, City Engineer, and City Attorney for review and approval. The applicant shall be responsible for all costs associated with this review. (P)(E)

157 In cases where the applicant indicates that multiple final maps will be filed, a Phasing Plan shall be submitted for review and approval by the Planning Manager

and City Engineer. Pursuant to Government Code 66456.1, multiple final maps (phasing of tentative map) shall not be authorized for this tentative map until such time as the City of Palmdale has had the opportunity to evaluate the phasing and impose reasonable conditions, related to the phasing. (E)

158 The applicant shall provide standard street improvements for Parkview Drive across the project frontage. The design shall be based on a 64-foot right-of-way on an acceptable centerline profile extending a minimum 300 feet beyond the project where applicable. These improvements shall consist of: (E)

158.1 Curb and gutter;

158.2 Sidewalk (width = five feet);

158.3 Roadway grading and paving, overlay and/or match-up, as directed by City Engineer;

158.4 Traffic control signs and devices as required by the City Traffic Engineer;

158.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer;

158.6 Wheelchair ramp(s) at all walk returns;

158.7 Roadway drainage device(s); and,

158.8 Streetlights.

159 The applicant shall provide the following public improvements needed to serve each phase: (E)(F)

159.1 Parkview Drive and Westland Drive shall be dedicated and improved per VTTM 51508-03 and to the City Engineer's satisfaction prior to any phased final map approved for VTTM 63145.

159.2 Design and construction of Avenue S, Anaverde Road and Ritter Ranch Road shall include a raised median. (TE)

160 *All project homeowners and tenants shall be advised of potential health risks associated with power transmission lines prior to close of escrow/execution of the rental lease. The content and form of said notification shall be indicated in the applicable escrow, deed and/or lease documents in a format acceptable to the City Attorney. (Monitoring Program No. 71) (P)

161 *Each deed or other conveyance of Real Property shall include the following statement: “Ritter Ranch is traversed by major splays (branches) of the San Andreas Fault Zone, a very youthful geologic feature. Due to the proximity of the Ritter Ranch site to the San Andreas Fault, there is a high risk of experiencing strong ground shaking and possible surface fault rupture.” Additionally, where applicable, each disclosure statement within the deed shall contain language that denotes the possibility of building restrictions on residential additions for human occupancy on those parcels which are located in Fault Hazard Restricted Use Zones. (Monitoring Program No. 71) (P)

162 *In the event that the Applicant of the Ritter Ranch Specific Plan constructs offsite sewer lines within the San Andreas Fault zone, the applicant shall cause the preparation of an emergency spill response plan. The plan shall include provisions for spilled sewage retention, spill response measures, clean-up and disinfection measures, and training and funding for implementation of the spill plan. The plan shall be reviewed by the Lahontan Regional Water Quality Control Board and Sanitation District No. 20 and reviewed and approved by the Director of Public Works and the Planning Manager. (Monitoring Program No. 109a) (P)

163 Prior to filing any final map, the Planning Manager shall determine that adequate mitigation of school impacts has been provided, pursuant to the Ritter Ranch EIR, as it may be amended. (P)

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH ISSUANCE OF BUILDING PERMITS (FOR ANY PHASE OF THE DEVELOPMENT):

164 The applicant shall pay all fees at the time fees are determined payable and comply with all requirements of the applicable Federal, State, and local agencies including, but not limited to, the following:

Antelope Valley Air Quality Management District
Antelope Valley Union High School District
Los Angeles County Consolidated Fire District
Los Angeles County Department of Health Services
Los Angeles County Sanitation District
Los Angeles County Waterworks
Palmdale School District
Westside Union School District
Regional Water Resources Control Board

The duty of inquiry as to such requirements shall be upon the applicant. Receipt and proof of payment shall be provided to the Building and Safety Division prior to issuance of any building permits. (P)(E)(F)(B&S)

165 All agency approvals for permit issuance shall be on file with the Building and Safety Division. (B&S)(F)

166 The applicant shall comply with all applicable development regulations and requirements prior to the issuance of any building permits on the subject property. (P)(E)(B&S)

167 The project shall comply with all requirements of PMC Chapter 13.05 (Sewer Collection Service Charges). (E)

168 The applicant shall submit detailed plans for all building construction and obtain plan approval from all agencies/departments as required. (B&S)(F)(P)(E)

169 Water mains shall be designed to meet or exceed the total flow requirements determined for domestic flow and fire flow for this development. Required domestic flow shall be calculated by the applicant's engineer. Fire flow shall be determined by the Los Angeles County Fire Chief. (E)

170 The plans and specifications for the water delivery system shall be submitted for approval to the responsible water purveyor prior to final approval of this development by the City Engineer. In all cases where water system facilities have not been installed prior to filing this development with the City Engineer for final approval, the applicant shall submit a Labor and Materials bond in addition to one of the following: (E)

170.1 An Agreement and Faithful Performance bond in the amount approved by the City Engineer to be sufficient to guarantee installation of the improvements; or

170.2 An Agreement and evidence satisfactory to the City Engineer showing that the applicant has entered into a contract with the serving water utility for establishing a security guaranteeing payment for the installation of the improvements.

171 A set of approved water plans from the water purveyor shall be filed with the Los Angeles County Fire Department. (F)

172 Street lighting plans shall be reviewed and approved separate of the approval of the street improvement plans. Street lighting plans and electrical plans shall be

submitted to the City Engineer for review and approval and to Southern California Edison (SCE) for reference. Electrical plans shall be prepared by a Registered California Electrical Engineer. (E)

173 The applicant shall petition the City to form a Streetlight Benefit Assessment District for the ownership and maintenance of streetlights and appurtenant facilities. Such annexation shall be formed concurrently with, or prior to, recordation of the final map at the sole cost and expense of the applicant, and the applicant's deposit of the estimated costs thereof shall be required prior to such actions by the City. If the City is unsuccessful in the annexation to the Streetlight Benefit Assessment District, the applicant shall propose an alternative maintenance entity and shall be responsible for the maintenance of the streetlights and appurtenant facilities until such time that an alternative maintenance entity assumes the maintenance. All costs associated with the -annexation of an alternative maintenance entity shall be paid by the applicant. (E)

174 Easements for all on-site utilities, public and private, shall be granted and recorded for maintenance and upkeep. Such easements may include, but are not limited to, sewer, water, electric, gas, telephone, storm drains, detention basins, and landscaping. (E)

175 All sanitary sewer mains to be dedicated to the City area required to submit as-built plans, and have TV video inspection prior to final acceptance for maintenance. (E)

176 At completion of rough grading, the applicant shall submit appropriate reports and statements (Certifications) to the City Engineer, for review and approval, prior to release of rough grading. The City of Palmdale Building Code requires these reports from the field or supervising grading engineer, the soils engineer, the geologist, and the grading contractor. (E)(B&S)

177 The applicant shall obtain addresses established by the City Engineer and pay applicable processing fees for all lots of residential subdivisions. Commercial subdivisions are addressed by the Building and Safety Division upon application for a building permit. (E)(B&S)

178 *Prior to issuance of building permits, the project applicant shall prepare an emergency spill response plan, which includes the following measures for review and approval by the City and County Sanitation District No. 20: (Mitigation Measure No. 20a) (E)

178.1 Measure detect early warning of a sewage trunk leak;

178.2 The installation of manual or automatic isolation valves;

178.3 Provisions for spilled sewage retention;

178.4 Spill response measures;

178.5 Clean-up and disinfection measures; and

178.6 Training and funding for implementation of the spill plan.

179 The applicant shall pay fees, provide sites, comply with all school district agreements, and otherwise meet requirements of the Westside Union School District and the Antelope Valley Union High School District. (P)

180 Subdivision Development Plan applications shall be submitted, either for the entire tract or in complete submittals for each phase, and shall include all documents and maps required by the Subdivision Development Plan Application and a copy of the Planning Department stamped final tentative map (inclusive of all conditions of approval). Separate submittals for components of a phase or entire tract may be accepted; however, full Subdivision Development Plan fees shall be paid for each separate submittal. Subdivision Development Plans shall be in compliance with the City Zoning Ordinance and the General Plan Community Design Element in effect at the time of submittal. (P)

181 In accordance with Section 6.4.1.2 (j) of the Ritter Ranch Specific Plan, a Temporary Use Permit for proposed on-site model homes shall be filed concurrently with the Subdivision Development Plan application for designated model home lots and shall include all documents and maps required in, PMC Section 17.98.020 (Temporary Uses). (P)

182 Model homes shall comply with the Standards of Development identified in Section 7 of the Ritter Ranch Specific Plan. (P)

183 Temporary sales trailers shall comply with the setback requirements identified in Section 6.4.1.2 (j) of the Ritter Ranch Specific Plan, and shall be permitted and operated pursuant to PMC Section 17.98.020 (Temporary Uses). (P)

<u>Impact Fees</u>

184 This subdivision is located within the Anaverde Natural Drainage Area/Basin as defined by the City's Master Drainage Plan and approved by Resolution No. 89-75. The applicant shall comply with the provisions of Chapter 3.38 (Drainage Fee

Ordinance) of the Palmdale Municipal Code. The applicant shall pay the applicable drainage fees to the Building and Safety Department. (E)(B&S)

185 *Unless proof of a subsequent agreement with the school district is provided, the applicant shall comply with the terms of the agreement, dated November 26, 1991, between the applicant and the Westside Union School District as mitigated for impacts caused by development of the project on the Westside Union School District. The terms of the agreement are as follows: (P)

185.1 The applicant hereby agrees to pay to the District $1.99 per square foot of habitable residential development prior to the issuance of the building permit on each unit. A fee of $0.26 per square foot of industrial/commercial construction shall be paid to the District prior to the issuance of each commercial building permit. All such amounts shall be subject to annual adjustments pursuant to increase or decreases in the School Construction Cost Index of the Office of Local Assistance with January 1, 1992, at the base.

186 *Unless proof of a subsequent agreement with the school district is provided, the Applicant shall provide the following mitigation to the District in order to provide its contribution toward the district's 50 percent share of funding a new high school on the site, pursuant to Government Code Section 65995 and Education Code Section 27700 et. Seq. (School Facility Funding Law): (P)

186.1 Applicant Fees. Applicant shall pay the district one dollar and twenty cents $1.20 per square foot of habitable residential development, including senior housing prior to the issuance of the building permit on each unit. A fee of $0.26 per gross leasable square foot of industrial/commercial construction shall be paid to the District prior to the issuance of each commercial building permit. All such amounts shall be subject to annual adjustment pursuant to increase or decreases in the School Construction Cost Index of the Office of Local Assistance with January 1, 1992, as the base.

187 In accordance with the PMC Section 15.01.020 (Public Art in Private and Municipal Development Project Contribution Requirements) for projects with a building permit valuation of $500,000 or more, the applicant shall devote an amount not less than one-half percent for the acquisition and installation of public art on the development site. This amount shall be the program allocation with a cap of $250,000 allocated for single construction projects. This contribution requirement shall apply to mixed-use and residential projects that create five or more units. All nonprofit and affordable housing developments and structures shall be exempt from this requirement. In lieu of public art on the development site, the applicant

may place a public art in-lieu contribution in an amount equal to the program allocation prior to the issuance of a building permit for the project on the development site. (PA)

188 The public art that may be used to satisfy the requirements shall comply with applicable standards contained in PMC Section 15.01.040 (Public Art in Private and Municipal Development Project Compliance Standards). (PA)

189 The applicant has the option of proposing public art incorporating on-site artwork into the development or may elect to deposit the full amount in the public art fund as required under PMC Section 15.01.020 (Public Art in Private and Municipal Development Project Contribution Requirements). In any event, ten percent of the amount required under PMC Section 15.01.20 (Public Art in Private and Municipal Development Project Contribution Requirements) shall be deposited into the public art fund. (PA)

190 In conjunction with an application for a building permit, the applicant shall submit to the City a concept public art project plan for on-site artwork and follow the specifications of PMC Section 15.01.080 (Application and Approval Procedures for Public Art). The City's Public Art Guidelines for Developers will be furnished upon request. (PA)

THE FOLLOWING CONDITIONS SHALL BE MET WHILE CONSTRUCTION ACTIVITIES ARE ON-GOING

191 Adequate sanitary disposal facilities shall be required on-site during all phases of construction. (E)(B&S)

192 *During project construction, the Applicant shall be required to provide appropriate screening (as with temporary fencing with opaque material), dust control, restricted construction hours, and a traffic control plan. (Mitigation Measure No. 56) (P)(E)

193 *From the beginning of the first ground disturbing activity until one hundred (100) percent of the lots for the entire subdivision have been released for occupancy, the following are required of the applicant: 1) have erosion control measures, per an approved Erosion Control and Sedimentation Plan, in place during the rainy season (November 1 - April 15); 2) provide appropriate dust control measures, per City Standards, to minimize nuisance from dust at all times. Said erosion and dust control plans shall be in conformance with Mitigation Measure 8 of the Ritter Ranch EIR. Said erosion and dust control plans shall be in conformance with Mitigation Measure 8 of the Ritter Ranch EIR. (E)(B&S)

194 Once soil has been watered to near optimum moisture content in the areas disturbed by ripping soil shall be recompacted to 90 percent relative compaction to the satisfaction of the City Engineer. (P)(E)

195 Grading shall be done in accordance with a grading plan prepared by the applicant's Registered Civil Engineer. All grading work shall be performed in one continuous operation or in phases as approved by the Planning Manager and the City Engineer. (P)(E)

196 All existing utilities interfering with the new construction shall be relocated at the developer's expense. (E)

197 Adequate sanitary disposal facilities shall be required on-site during all phases of construction. (E)(B&S)

198 The applicant shall provide solid waste disposal containers on-site during all phases of construction. The accumulation of refuse and debris which may constitute an unsightly/unsafe public nuisance to surrounding properties is not permitted. (P)

199 If this tentative map is to be phased, the applicant shall have all basin(s), and any temporary grading or structures necessary to convey runoff to basin(s), in an operable condition prior to completion of rough grading of proposed streets for the first phase. (E)

200 The project shall comply with City and State guidelines and requirements for traffic control during construction and prior to final project acceptance. (TE)

201 Signing and striping shall be provided for all roadway improvements. (TE)

202 *Monitoring during grading activities shall be accomplished by an archaeologist approved by the Planning Manager. Said archaeologist shall be present at any pre-grading conference and shall have the power to enforce required mitigation measures related to cultural resources. Mass grading activity shall be periodically monitored, particularly during initial site clearing, to ensure that any buried archaeological deposits, which may exist on the property, are detected. This monitoring shall be maintained until undisturbed bedrock is exposed. The monitoring archaeologist shall be prepared to document and recover any material, which appears as quickly as is consistent with standard archaeological practice. If determined necessary, the archaeologist may halt grading to ensure adequate salvaging and/or protection of cultural resources (upon which the Planning Manager and Applicant shall be notified). (Monitoring Program No. 81) (P)

203 *The applicant shall annually evaluate all design guidelines, development standards and mitigation measures for Ritter Ranch Specific Plan, submitting a Monitoring report to the Planning Manager the first quarter of each year through build out of the project. In addition, the applicant shall submit aerial photos of the project site taken on a monthly basis when grading is occurring. Monitoring and verification of compliance with adopted applicable Specific Plan development standards shall also be performed prior to subsequent approvals, to determine if the proposed measures are achieving their intended purpose. To the extent allowed by law, future discretionary approvals may include additional conditions of approval, based upon City review of the Annual Monitoring report. Nothing in this mitigation measure shall be construed to permit environmental review beyond the extent permitted by State Law. (Monitoring Program No. 66) (P)

204 *To mitigate potential dust generation impacts, the project will comply with State, County and City dust control regulations. These regulations are intended to provide sufficient protection so as to prevent the soil from being eroded by wind, creating dust, or blowing onto a public road or roads or other public or private property. (Mitigation Measure No. 21) (B&S)(P)

205 *In addition to watering prior to and during grading (as discussed in SCAQMD Rule 403), the application of water and chemical dust retardants that solidify loose soils shall be implemented for construction vehicle access, as directed by the City Engineer. (Mitigation Measure No. 22)(P)(E)

206 *Grading activity shall be suspended when local winds exceed 30 miles per hour. To validate wind velocities and/or rainfall amounts, the installation of a minimum of two remote weather stations will be required at locations determined by the City Engineer. (Mitigation Measure No. 23)(P)(E)

207 *Heavy construction equipment shall use low sulfur fuel (0.05 percent by weight) and shall be properly tuned and maintained to reduce emissions. (Mitigation Measure No. 24)(P)(E)

208 *Construction activities shall be phased and scheduled to avoid high ozone days, to the extent feasible. (Mitigation Measure No. 25)(P)(E)

209 *Construction shall be discontinued during second stage smog alerts. (Mitigation Measure No. 26)(AVAQMD)(P)

210 *The applicant shall as required by the Planning Division and the City of Palmdale's Air Quality Element, implement applicable Tier I Control Measures contained in the Final 1989 AQMP, as may be subsequently amended. Additionally, the Best Available Control Technology Guidelines published by SCAQMD, shall be used.

As project buildout occurs, subsequent phases/approvals will be held to Tier II and Tier III measures which are implemented is mandatory AQMD Rules and Regulations applicable to the project phase. General measures which shall be applied for the development include: (Mitigation Measure No. 27)(AVAQMD)

210.1 Encourage the use of alternative transportation modes by promoting public transit usage and providing secure bicycle facilities. The applicant will implement the trails system indicated in the Specific Plan including pedestrian, bicycle and equestrian facilities. The applicant shall distribute educational material at the time of occupancy to all businesses and homeowners regarding the availability of public transit, ridesharing and other alternative transit methods and the location of bicycle routes in the project vicinity. In addition, the educational material, as reviewed and approved by the City of Palmdale Planning Division shall describe the available methods for reducing energy consumption.

210.2 Provide mass transit accommodations such as bus turnout lanes and bus shelters if determined necessary by the City Traffic Engineer. As final plans are developed, these features should be considered.

210.3 The applicant shall contribute a pro-rata share toward acquisition and construction of: Park & Ride facility in the Avenue S/SR-14 vicinity. This shall include design and construction of one space per ten dwelling units (up to 400 total spaces). This mitigation measure shall be satisfied prior to occupancy of any 50 percent of the total dwelling units approved for the project as a whole.

210.4 Encourage the placement of dwelling units to take full advantage of solar energy for natural heating and cooling as recommended in Section 7.5.1.6 of the Specific Plan in order to reduce the use of electricity and natural gas within the project area.

210.5 The applicant shall utilize Best Available Control Technology to control volatile organic compounds and Toxic Air Contaminants as required by SCAQMD Rules and Regulations. The Best Available Control Technology Guidelines, published by SCAQMD, shall be used to assess compliance with this mitigation measure.

211 *Prior to subsequent approvals, energy conservation practices, as required by the Subdivision Map Act, Building Energy Efficiency Standards (California Energy Commission), and state and local laws, shall be incorporated into the design of the project to have the secondary effect of limiting stationary source pollutants both on and offsite. (Mitigation Measure No. 28)(B&S)(E)

212 *Projects that exceed SCAQMD threshold levels shall contribute to the Traffic mitigation programs imposed on the development in effect at such time building permits are issued for the project, and each part thereof. (Mitigation Measure No. 30)(AVAQMD)(TE)

213 In the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation shall cease in the immediate area, and the find left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendations as to disposition, mitigation, and/or salvage. The applicant shall be liable for costs associated with the professional investigation. (P)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR EACH DWELLING UNIT:

214 *The applicant shall comply with the provisions of PMC Chapter 3.40 (Traffic Impact Fee Requirements). The applicant shall not be entitled to any such credits for costs reimbursed through the ELR Escrow, Improvement Fund, the Gap Road Escrow, and/or bond proceeds from the new CFD. Also, the applicant can only receive traffic impact fee credits in the amount not to exceed what the applicant pays towards this fee. The applicant shall pay the applicable traffic impact fees to the Building and Safety Division in the amount that is in effect at the time the vesting tentative map application was deemed complete ($1,877.00 per dwelling unit) plus any increases to that amount that are subsequently approved to reflect changes in the Consumer Price Index (CPI), All Urban Consumers, for the Los Angeles-Riverside-Orange County Area, as determined by the United States Department of Labor, Bureau of Labor Statistics, or its successor, as set forth in Palmdale City Council Resolution No. CC 2021-057. These traffic impact fees provide the project's required pro rata contribution towards offsite roadway improvements needed to service the development. Funds generated from the traffic impact fees shall be applied toward offsite improvements Elizabeth Lake Road, Palmdale Boulevard, Avenue S, and 10th Street West/Tierra Subida Road, as approved by the City Public Works Department. (Mitigation Measure No. 75)

215 Street name signs shall be purchased and installed in accordance with City of Palmdale standards. The number and location of signs will be as directed by the City Engineer. (TE)

216 All public improvements within, and necessary to support, a block or construction phase of any final map, shall be completed within 60 days from issuance of the first Certificate of Occupancy within the block or construction phase, to the satisfaction of the City Engineer. In no case shall the total occupancy for a final

map exceed 90 percent until all public improvements within the final map have been completed to the satisfaction of the City Engineer. (E)

217 The applicant or builder shall provide full front yard and street side yard landscaping as approved by the City Engineer and the Planning Manager. (P)(E)

THE FOLLOWING CONDITION(S) SHALL BE MET AS AN ON-GOING ELEMENT OF THE PROJECT:

218 The installation of speed humps/bumps shall be prohibited as specified within Palmdale Municipal Code Section 10.04.100. If any of these devices are installed while this ordinance is in effect the owner shall be required to remove these devices at their own expense. (TE)

219 All owners All owners, future owners, heirs, or assigns of the property shall be required to maintain all private drainage facilities in good working condition, as determined by the City Engineer, and shall be responsible for any damages associated with the private drainage facilities and for any costs incurred by the City for emergency maintenance, repairs, and any other efforts to keep the private drainage facilities in good working condition and/or to insure the health, safety, and welfare of the general public. The developer shall record a covenant upon the property regarding said maintenance. (E)

220 The applicant shall fully cooperate with any adjacent property development to provide improved site access in the future including, but not limited to, the closure, removal, sharing, or relocation of project parking, landscaping, driveways, and drive-aisles. (TE)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR ANY PHASE:

221 The applicant shall provide walls along the perimeter of the tract in conformance with the wall sections shown on the Tentative Map and final grading wall plans. (P)

222 The subdivision shall have been graded and constructed in accordance with all approved plans including but not limited to site plans, grading plans, wall plans, and landscape plans. (P)(E)

223 Any broken or damaged curb, gutter, sidewalk, and pavement on streets within or along the frontage of the development shall be repaired. Any existing driveways that are not to be used shall be replaced with standard curb, gutter, and sidewalk. (E)

224 Electric Meter Installations: Southern California Edison's rules and policies require that all metering equipment be located so as to provide 24-hour access to the Utility. Metering equipment may be installed inside a building when located in an illuminated meter room directly accessible from the outside and readily accessible 24-hours a day. The Edison Company requires their approval on all metering equipment prior to installation. (P)(SCE)(B&S)

225 The project shall be constructed in accordance with all the approved plans, including but not limited to site plans, grading plans, wall plans, landscape/irrigation plans, lighting plans, and elevations. (Mitigation Measure No. 57)(P)(E)

226 Slope erosion control and street trees shall be installed to the satisfaction of the City Engineer. (E)

227 All public improvements must be completed and accepted by the City. (E)

228 At completion of final grading, the applicant shall submit appropriate statements (Certifications) to the City Engineer prior to release of final grading. The City requires that these be submitted by the field or supervising grading engineer, and/or the landscape architect. (E)

Key to Departmental Conditions:

(AVAQMD)	Antelope Valley Air Quality Management District (661-723-8070)
(B&S)	Building and Safety Division (661-267-5353)
(E)	Engineering Division (661-267-5272)
(F)	Los Angeles County Fire Department (661-949-6319)
(Pk)	Parks and Recreation Department (661-267-5611)
(P)	Planning Division (661-267-5200)
(PA)	Public Art (661-267-5686)
(PS)	Public Safety Division (661-267-5170)
(SCE)	Southern California Edison (661-726-5617)
(TE)	Traffic Engineering (661-267-5300)

RITTER RANCH PHASE IB

PLANNED DEVELOPMENT

CDEV23-0002

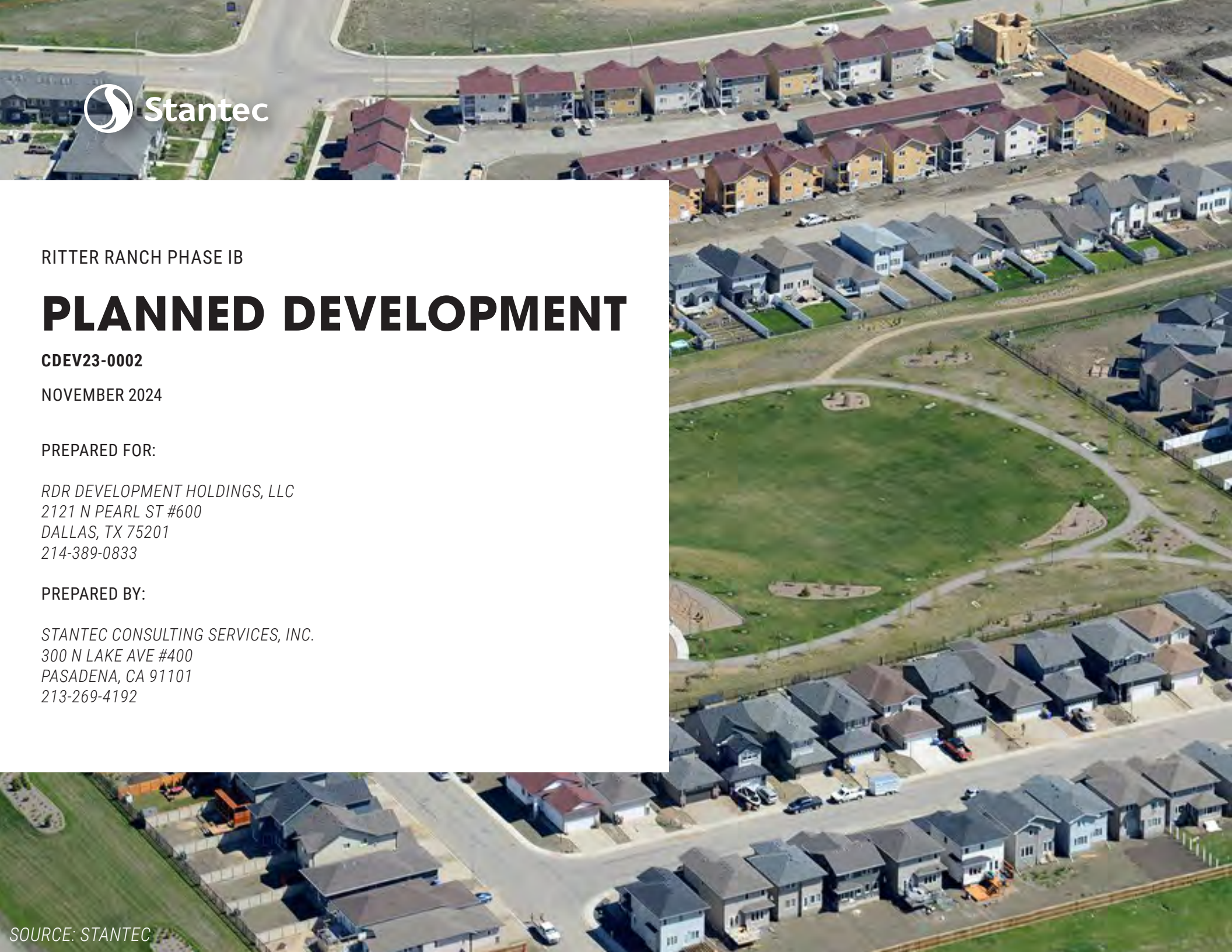
NOVEMBER 2024

PREPARED FOR:

RDR DEVELOPMENT HOLDINGS, LLC
2121 N PEARL ST #600
DALLAS, TX 75201
214-389-0833

PREPARED BY:

STANTEC CONSULTING SERVICES, INC.
300 N LAKE AVE #400
PASADENA, CA 91101
213-269-4192



SOURCE: STANTEC

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SOURCE: MOUNTAINS RECREATION & CONSERVATION AUTHORITY - RITTER RANCH

1.0
Purpose

1.0 PURPOSE

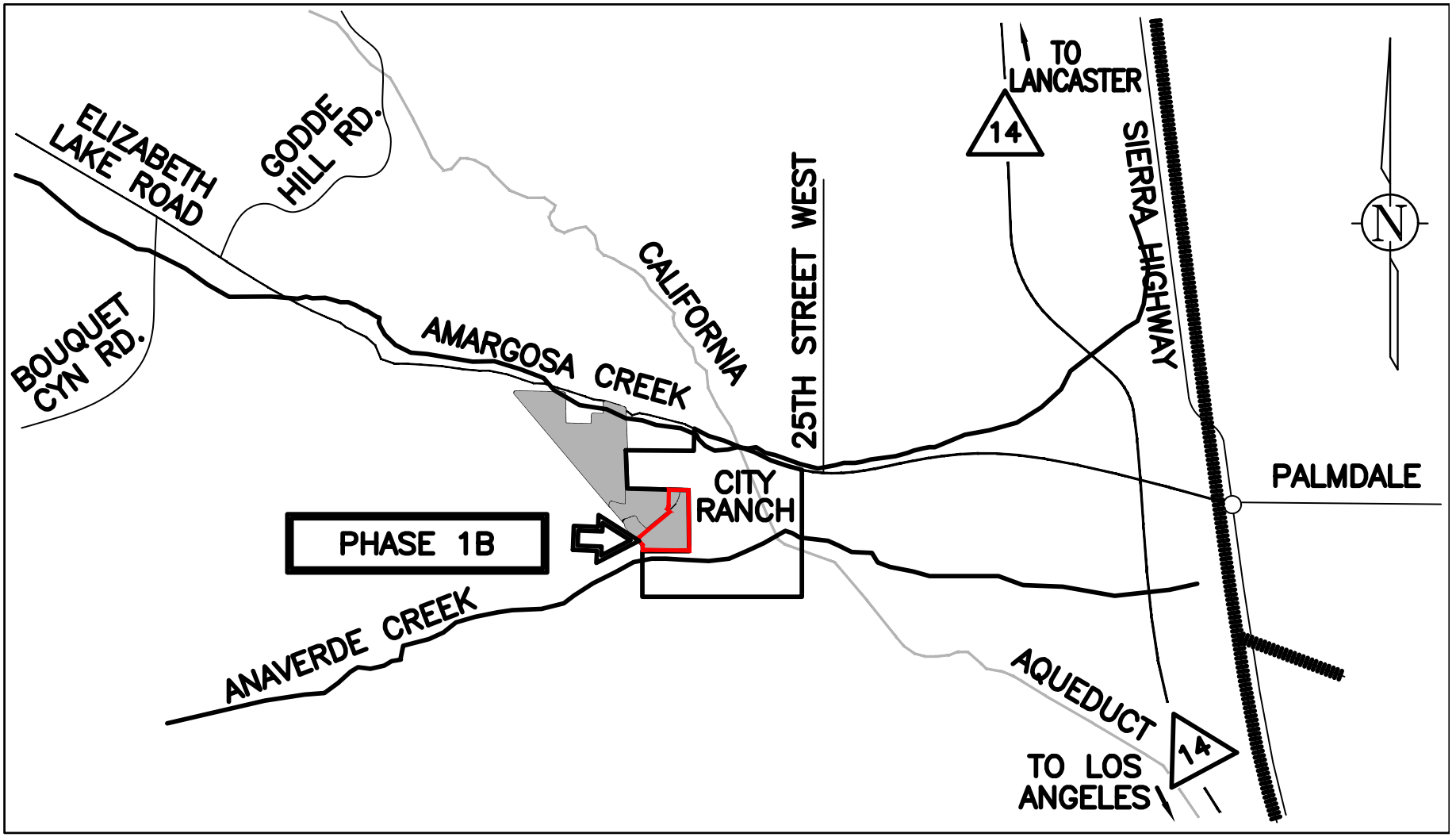
The City's General Plan and Zoning Ordinance/Code establish the overall framework for land use and development. As allowed by State Law, the City adopted the Ritter Ranch Specific Plan, which provides detailed land use regulations specific to the areas within its boundaries. This Specific Plan has equivalent authority and legal standing to the City's General Plan and Zoning regulations. Within the planning areas of the Specific Plan, only the uses explicitly outlined are permitted, and the requirements of the Specific Plan supersede any conflicting provisions in the General Plan or Zoning Ordinance/Code, ensuring that the Specific Plan serves as the definitive guide for land use and development in its jurisdiction. Moreover, the Ritter Ranch Specific Plan (SP) Section 6.7.1 provides for conditionally permitted Planned Developments (PD) within designated areas "to achieve greater flexibility in design; to encourage well-planned neighborhoods through creative and imaginative planning" and to "promote residential amenities beyond those expected under conventional development." In addition, the Planned Development process provides a mechanism to approve lotting concept alternatives within a planning area in substantial conformance with the Specific Plan.

Planned Development Application CDEV23-0002 (the PD) addresses PUs 5U, 5T (partial), 5X-1, 5X-2, 5W-4, and 5W-5. This Planned Development provides the following:

- Lot size standards for 5,000 square foot Single Family Detached (SFD) Lots.
- Standards for Single Family Attached (SFA), Detached Condo, and Small Lot products.
- Design Standards for community entry facilities, including facilities which are located outside the boundaries of this Planned Development.
- Conceptual Designs for public and private parks.

Development standards not addressed in this Planned Development shall defer to the Ritter Ranch Specific Plan and the Palmdale Zoning Code.

EXHIBIT A - VICINITY MAP



LEGEND

PLANNED DEVELOPMENT AREA

VICINITY MAP

SCALE: 1" = 3000'



SOURCE: GOOGLE EARTH

2.0
Site Information

2.1 OWNER

Client/Owner:
John Dinan
RdR Development Holdings, LLC
2121 N Pearl Street, Suite 600
Dallas, TX 75201
Phone: (214) 389-0833
E-mail: jdinan@phcllc.com

2.2 CONSULTANTS

Project Coordinator:
Fernando Dutra
Allwest Development Company, Inc
Phone: (562) 789.3734
E-mail: fdutra@allwestdevelopment.com

Land Use Attorney:
Peter Gutierrez
Latham & Watkins LLP
355 South Grand Avenue, Suite 100
Los Angeles, CA 90071
Phone: (213) 891-7309
E-mail: peter.gutierrez@lw.com

Civil Engineer/Planner:
Colin Nemeroff
Stantec
300 North Lake Avenue, Suite 400
Pasadena, CA 91101-4169
Phone: (213) 269-4192
E-mail: colin.nemeroff@stantec.com

Landscape Architecture:
Mike Mann
Summers Murphy & Partners
34197 Pacific Coast Hwy, Suite 200
Dana Point, CA 92629
Phone: (949) 443-1446
E-mail: mmann@smpinc.net

2.3 LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALMDALE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

TENTATIVE MAP NO. TTM 51508-03, A SUBDIVISION CONSISTING OF A PORTION OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPT THEREFROM THAT PORTION OF PARK 5T IDENTIFIED IN PD 21-001.

2.4 RECORD OWNER

RdR Development Holdings, LLC, a Delaware limited liability company.

2.5 PROJECT DATA

Flood Zone – X and A

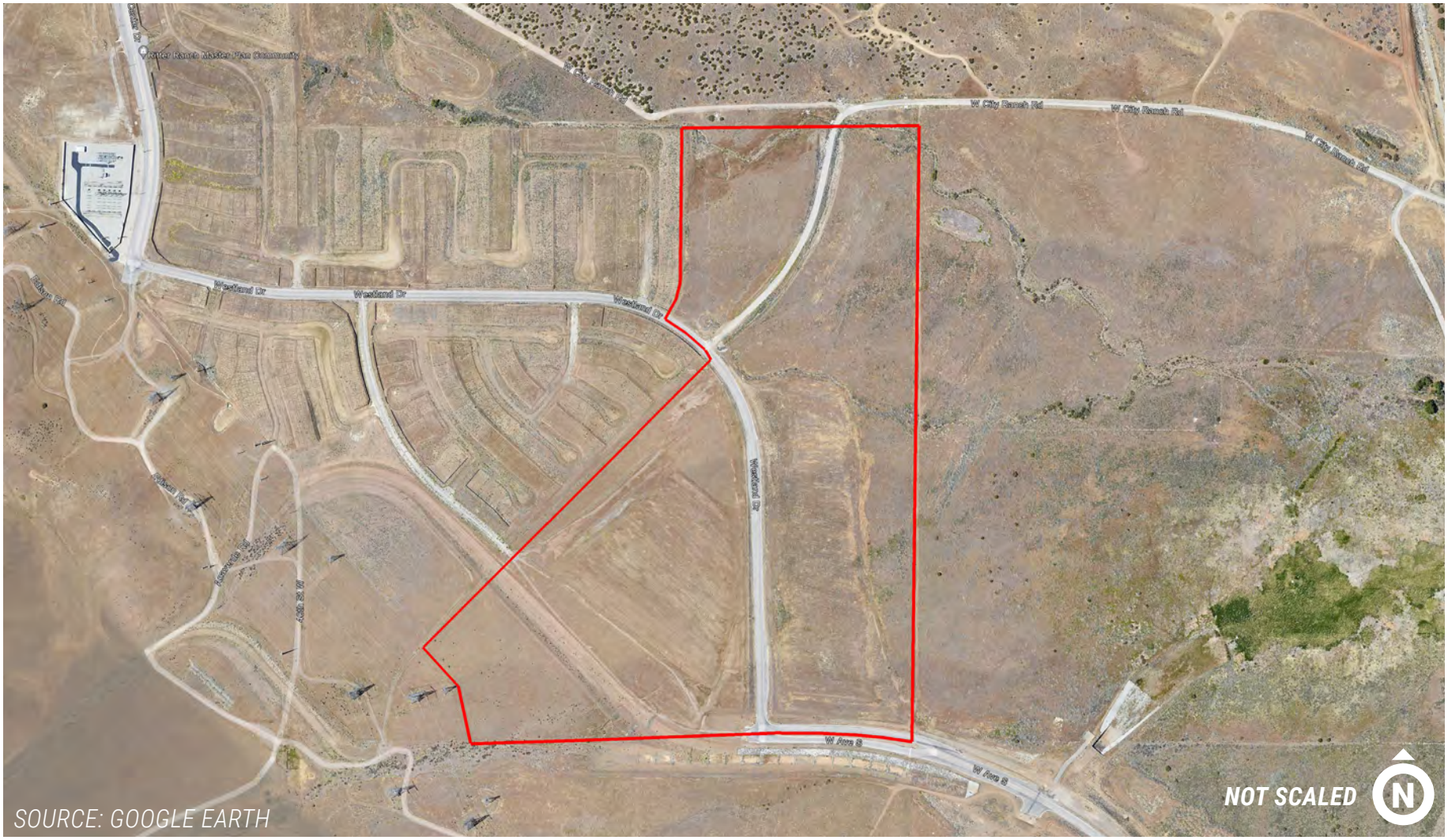
General Plan: Ritter Ranch Specific Plan

Zoning: Ritter Ranch Specific Plan

2.6 EXISTING CONDITIONS

The site is currently vacant, with backbone infrastructure (water, sewer, drainage, etc.) constructed to support Phase 1A and 1B of Ritter Ranch. Roadway portions within Phase 1B including Westland Drive and Avenue S (also known as Ritter Ranch Road) have been constructed, as well as a drainage channel which conveys Phase 1 stormwater which will be undergrounded. Appendix A includes details of the existing infrastructure which will support the future development of Phase 1B.

EXHIBIT B - SITE MAP / EXISTING CONDITIONS



2.7 OPPORTUNITIES & CONSTRAINTS

The development constraints are mapped on Exhibit C. As shown, there is an existing power line easement west of the site. Also, a Restricted Use Area is shown over Tract 51508-3 Lot 6 (PU 5U) which pertains to geological conditions in that proposed neighborhood park. The Phase 1B development area is situated within both Zone X (property located outside the 100 year flood hazard area and Zone A (property located within a 100-year flood hazard area). Recent improvements, including the Ritter Ranch Road diversion channel and culvert crossing, were constructed to enhance flow conveyance and reduce flood hazards. These improvements have not been considered in current FEMA mapping. A flood analysis will be completed to evaluate whether the subject property remains in a flood hazard area. If the property is determined to no longer be in a flood hazard area, a Letter of Map Revision may be processed. Should the analysis indicate that flooding risks still remain, then at the time of development, a Conditional Letter of Map Revision Based on Fill will be pursued to indicate how future grading and drainage improvements will exclude the property from the flood hazard area.

The PD Development Plan is provided in Exhibit D, and the project Infrastructure Plan is provided for reference in Appendix A.

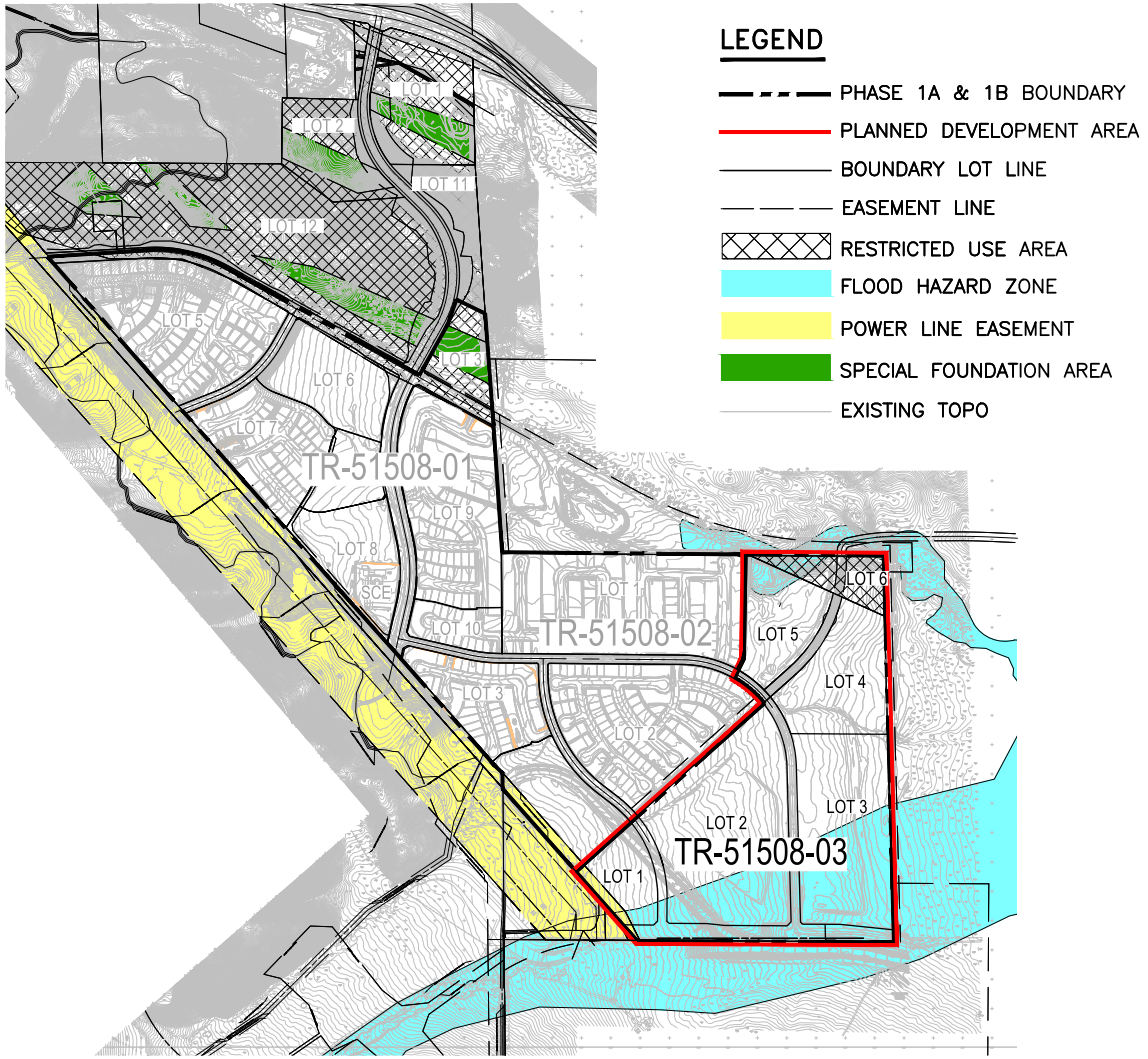
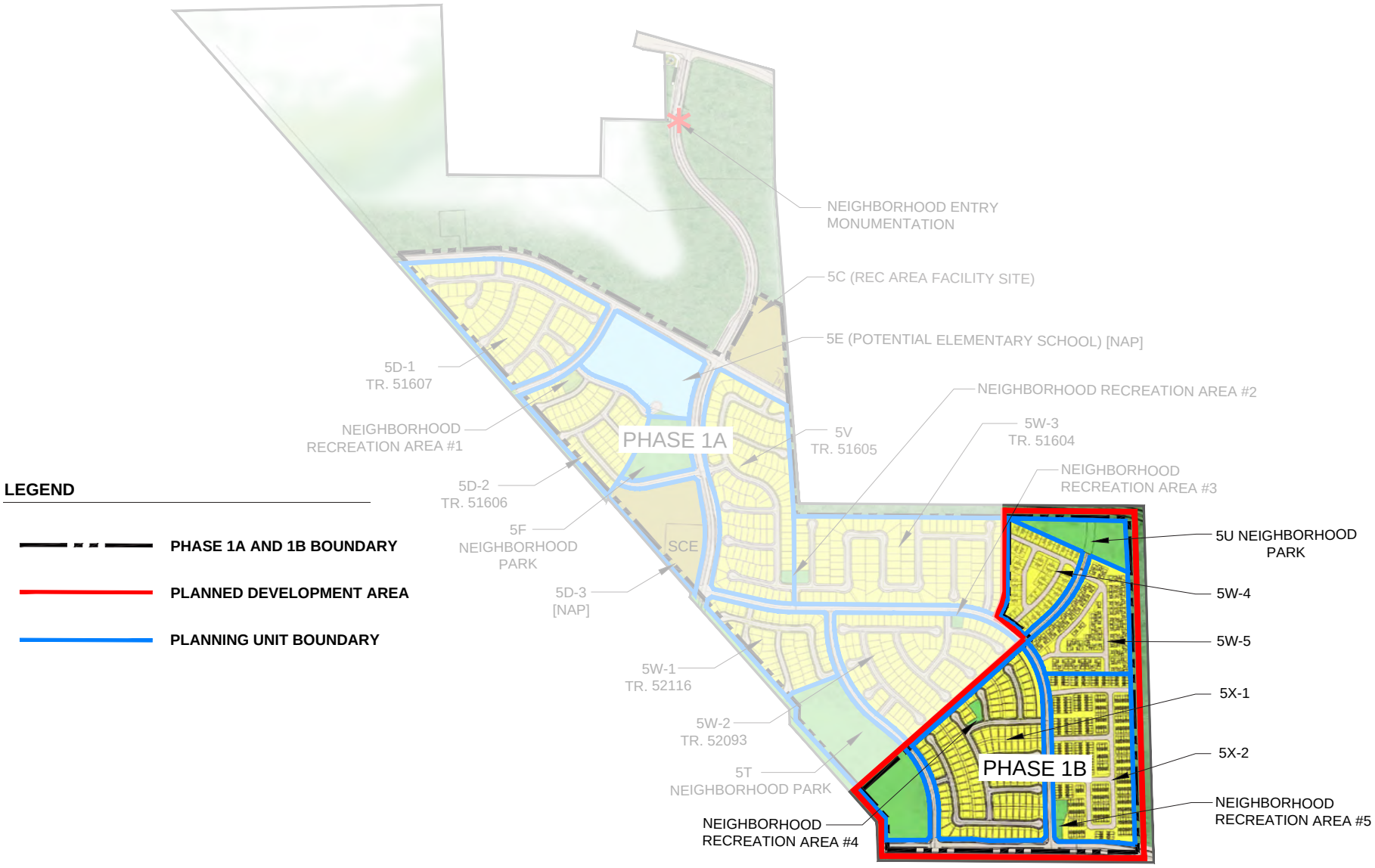


EXHIBIT D - DEVELOPMENT PLAN





FUTURE RITTER RANCH 1B DEVELOPMENT SITE - VIA WESTLAND DRIVE, LOOKING SOUTH-WEST

2.8 PROJECT DESCRIPTION

This PD defines lot standards for single family detached, single family attached, detached condo, and small lot dwelling units on approximately 75 acres. One single family residential lot type is proposed, with minimum sizes of 5,000 square feet (sf). Alternative housing product criteria are also defined in the PD. Neighborhood Recreation Areas will be provided in-tract to supplement the Neighborhood Park 5U and Community Park 5T.

Roadways will be provided as conceptually shown in the Exhibit F Circulation Plan.



FUTURE RITTER RANCH 1B DEVELOPMENT SITE - VIA RANCH CENTER DRIVE, LOOKING WEST

2.9 LAND USE

The PD is comprised primarily of residential units, with supporting amenities. The proposed land uses for PUs within the PD are divided into Residential and Non-Residential. Please refer to Table 1 and 2 for the respective Land Use Statistics tables. Refer to Section 4.4 of the Implementation section regarding 30% open space requirement specified in the Ritter Ranch Specific Plan.

Table 1 - Residential Land Use Statistics

Planning Unit	Land Use	Dwelling Units	Acres	Neighborhood Recreation Area Number	Neighborhood Recreation Area Acreage
5W-4	Single Family Attached, Detached Condo, Small Lot	74	8.3		
5W-5	Single Family Attached, Detached Condo, Small Lot	111	11.2		
5X-1	Single Family Detached	135	25.0	4	0.30
5X-2	Single Family Attached, Detached Condo, Small Lot	307	18.9	5	0.57
Residential Area Totals		627	63.4 AC		0.87 AC

Table 2 - Non-Residential Land Use Statistics

Planning Unit	Land Use	Site Acreage	Amenity Access
5U	Approximately 5.5 gross acres (including access road)	5.5 (including access road)	Public
5T	Community Park (remainder from 1A)	6.7	Public

2.10 RESIDENTIAL DENSITY

The SP provides flexibility in the distribution of dwelling units in each Planning Area by allowing dwelling units to be transferred between planning units in accordance with SP Section 8.17.

Within the PD area, both Planning Units 5W and 5X exceed the Specific Plan dwelling unit (DU) allocation. SP Section 8.17.2.3 allows for a density transfer not to exceed 20% from other Planning Units. This PD proposes the transfer of 92 dwelling units from unspecified PA5 planning units that remain unallocated and thus available for transfer.

Table 3 - Dwelling Unit Density Transfer

Planning Unit	Base DU Allowed in PU[1]	Maximum DU with Density Transfer	DU Previously Allocated	PD Proposed DU Breakdown by Sub Area[4]	Remaining Base DU Capacity in Planning Unit
5D	269	323	144	0	125
5J	291	349	0	0	291
5K	265	318	0	0	265
5V	104[2]	124	124	0	-20
5O	152	182	0	0	152
5Q	494	593	0	0	494
5R	196	235	0	0	196
5W	436	523	285	5W-4: 74 5W-5: 111	-34
5X	384	461	0	5X-1: 135 5X-2: 307	-58
Total	2,591	2,846[3]	553	627	1,411

[1] From SP Section 8.0 Transfer of Dwelling Units Table: Planning Area 5, in accordance with SP Section 8.17.2.3

[2] Base DU allowed increased to 104 per SPA 95-1

[3] The maximum permitted units with transfer of dwelling units within Planning Area 5 is 2,846 per SP section 8.0

[4] Attached, Detached and Junior Accessory Dwelling Units (ADUs) may be permitted in all planning units in addition to the 627 proposed units, either as part of the original development or constructed at a later time, provided they comply with the Palmdale Municipal Code. This PD prohibits further subdivision of lots for ADUs constructed either as part of the original development or at a later time.



SOURCE: ADOBE STOCK

3.0
Special Development Standards

This PD establishes the following development standards. Development Standards not altered by this PD will default to Specific Plan Section 6.4.

3.1 PERMITTED USES

This PD allows for Single Family Detached (SFD), Detached Condominiums, and Small Lot housing products in addition to all uses permitted or conditionally permitted per section 6.4.1 of the Ritter Ranch Specific Plan.

3.1.1 The permitted land uses in Phase 1B shall comply with listed requirements in the following order of hierarchy: Planned Development; Ritter Ranch Specific Plan; City of Palmdale Municipal Code. These Planning units include:

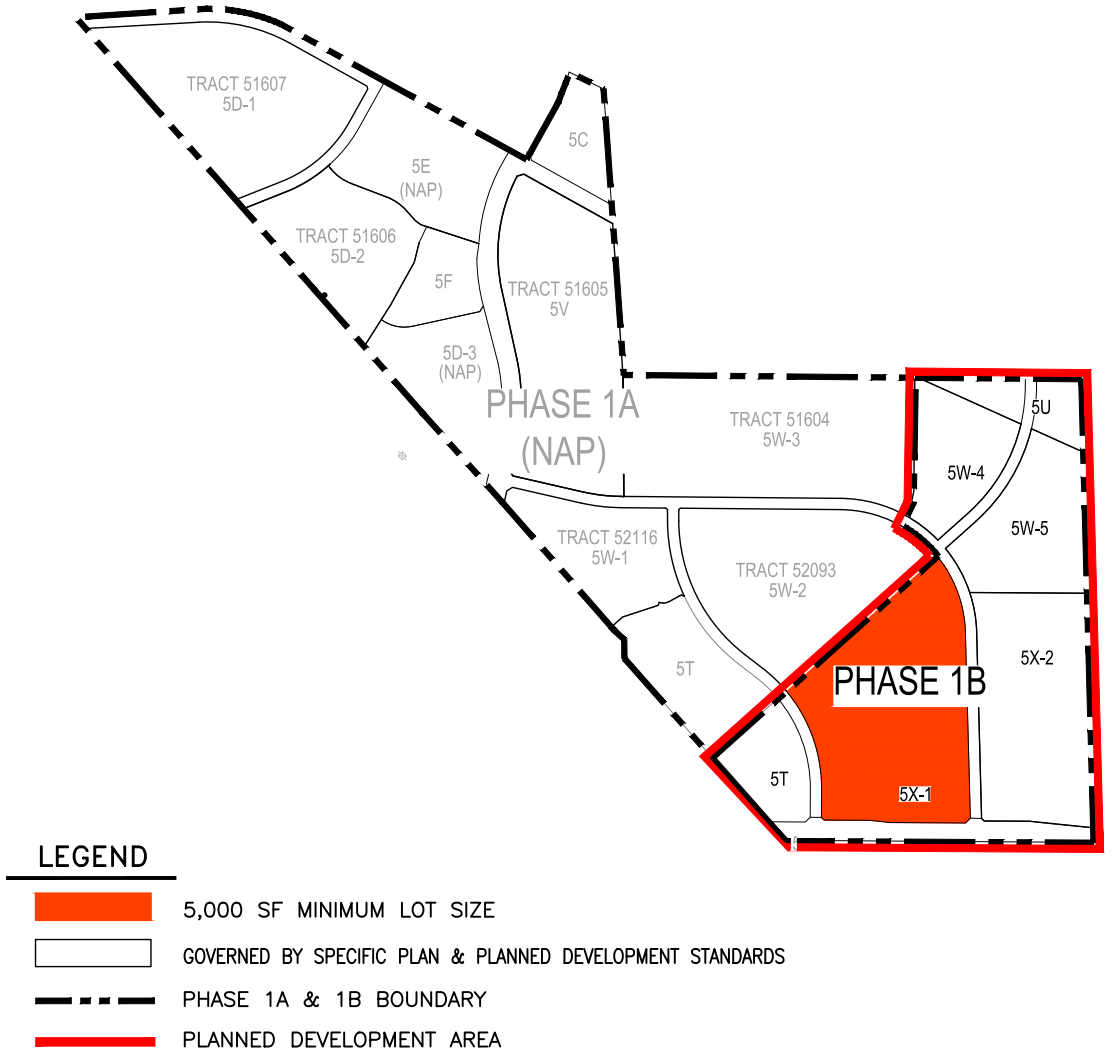
a) 5X-1: SFD (includes SFD land uses as specified by section 6.4 of the Ritter Ranch Specific Plan and City of Palmdale Municipal Code, unless otherwise specified in the Planned Development)

b) All other Planning Units: Refer to section 6.5 of the Ritter Ranch Specific Plan.

3.1.2 All residential buildings shall comply with the Residential Architectural Designs listed in Specific Plan Section 7.3.

3.1.3 Attached, Detached and Junior Accessory Dwelling Units (ADU's) may be permitted in all planning units in addition to the 627 proposed units, either as part of the original development or constructed at a later time, provided they comply with the Palmdale Municipal Code.

EXHIBIT E - MINIMUM LOT SIZES

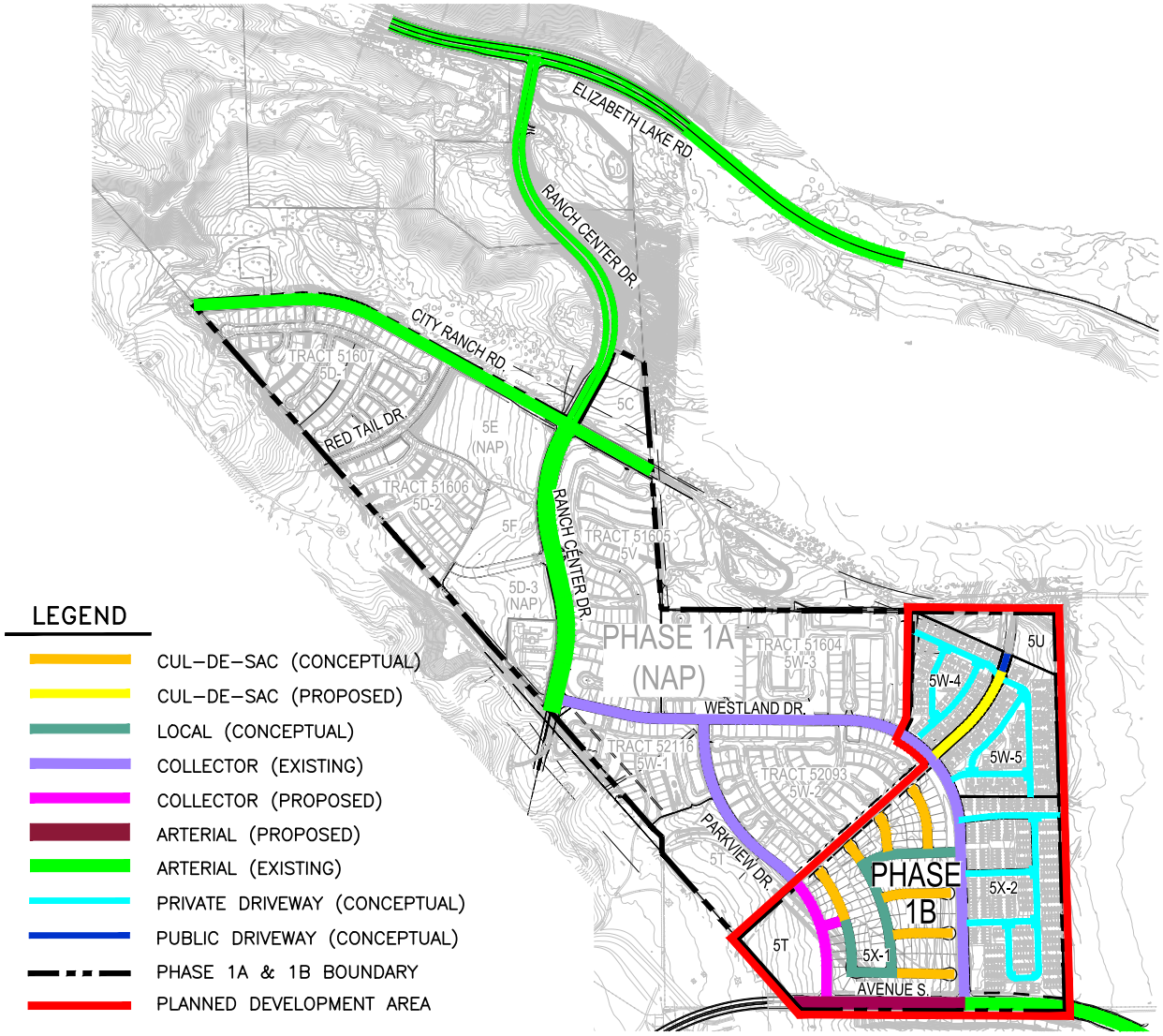


3.2 CIRCULATION

3.2.1 Roadway design shall be consistent with standards in Specific Plan Section 4.8.1 and 4.8.2.

3.2.2 Streets within the PD may be public or private streets as identified in Exhibit F Circulation Plan.

EXHIBIT F - CIRCULATION PLAN



3.3 DEVELOPMENT STANDARDS

3.3.1 SINGLE FAMILY RESIDENTIAL (DETACHED) DEVELOPMENT STANDARDS

Table 4 - Single Family Residential (Detached) Development Standards

		Planning Units 5X-1
Lot and Density Standards		
	Net Density (Units/Acre)	
	Minimum	0
	Maximum	6
	Minimum Lot Size	5,000 SF
	Minimum Lot Depth	85’-0”
	Minimum Lot Width of single-frontage lot (Refers to width at front yard at setback)	40’-0” (Refers to width at front yard at setback)
	Minimum lot width of Corner lot	50’-0” (Refers to width at front yard at setback)
	Maximum Unit Size per Dwelling Unit (sf) (for SFR)	NONE
	Maximum Lot Coverage (% of lot)	75%
Building Form and Location		
	Maximum Height (ft)/Stories – Primary Structure	35’-0”; maximum two (2) stories
	Maximum Height (ft)/Stories – Accessory Building	17’-0”/1 story
	Minimum Distance Between Structures (both between main structures and accessory structures)	See PMC § 17.82.050
	Projections into required setbacks	See PMC § 17.82.030

3.3.1 SINGLE FAMILY RESIDENTIAL (DETACHED) DEVELOPMENT STANDARDS (CONTINUED)

Setbacks (from Lot Line)		
A.	Principal Structure	Minimums
	Front yard	15’-0” (20’-0” to garage)
	Street Side (corner lots)	10’-0”
	Side yard	5’-0”
	Side yard adjacent to street	10’-0”
	Interior Side	5’ 0”
	Interior Side – Zero Lot Line/Common Wall Developments	NONE
	Rear yard	20’-0” minimum from property line (15’0” from slope or wall)
Garage Frontage		
	Maximum Parking Frontage on a Public Street	60%
Open Space Standards		
	Minimum usable open space	NONE
Maximum fence height		
A.	Front yard	3’-6”. Open view fencing may be allowed up to 5’-0” in height.
B.	Side and rear yards	7’-0”
Parking		
	Covered off-street parking	2 car enclosed garage

Refer to Exhibit E for locations of Planning Units and associated minimum lot sizes.

3.3.2 SINGLE FAMILY (ATTACHED AND DETACHED) RESIDENTIAL DEVELOPMENT STANDARDS

Table 5 - Single Family (Attached and Detached) Residential Development Standards

		Planning Units 5W-4, 5W-5, and 5X-2	**Additional Regulations**
Lot and Density Standards			
	Net Density (Units/Acre)		
	Minimum	8	
	Maximum	20	
	Minimum Lot Size	1200 SF	
	Minimum Lot Width per Dwelling Unit (ft) (for new SFR lots)	20'-0"; 25'-0" for corner and reverse corner lots	Attached Single-Family Homes/Townhomes: A minimum lot width of 25'-0" may be necessary for townhomes with double loaded attached garages in front. Minimum lot width may be reduced to 20'-0" if garages are single-car wide, detached and/or accessed from an alley. Small-Lot Detached Single-Family Homes: A lot width of 35'-0" may be necessary for small-lot single-family homes with attached double loaded garages in front. Lot width may be reduced to 30 '-0" if garages are single-car wide, detached and/or accessed from an alley.
	Minimum Lot Depth per Dwelling Unit (ft) (for SFR new lots)	45'-0"	
	Maximum Unit Size per Dwelling Unit (sf) (for SFR)	3000 SF	Inclusive of attached garage space.
	Maximum Lot Coverage (% of lot)	NONE	See PMC § 17.17.050 (Floor area and lot coverage).

3.3.2 SINGLE FAMILY (ATTACHED AND DETACHED) RESIDENTIAL DEVELOPMENT STANDARDS (CONTINUED)

Building Form and Location			
	Maximum Height (ft)/ Stories – Primary Structure	40’-0”; maximum three (3) stories	Projects must comply with both stories and overall height maximums. See PMC § 17.17.030 (Measuring heights). Architectural features may project above the maximum height by 5’-0”. Architectural features include rooftop stair access and elevator shafts, mechanical equipment, or other rooftop amenities, as approved by the Director. Rooftop decks are allowed.
	Maximum Height (ft)/ Stories – Accessory Building	17’-0”/1 story	
	Minimum Distance Between Structures (both between main structures and accessory structures)	See PMC § 17.82.050	
	Projections into required setbacks	See PMC § 17.82.030	
Setbacks (from Lot Line)			
A.	Principal Structure	Minimums	
	Front (primary frontage)	5’-0”	For new single-family attached and detached dwelling units, front-loaded garages shall be set back at minimum 20’-0” fr om the property line. Front-loaded parking is allowed.
	Street Side (corner lots)	5’-0”	
	Interior Side	5’-0”	Only applies to detached single-family dwellings and the ends of attached single-family dwellings
	Interior Side – Zero Lot Line/Common Wall Developments	6’-0” minimum on one side of the dwelling unit, and no setback required on the opposite side	See PMC § 17.37.020 (Zero lot line option).
	Rear yard	5’-0”	

3.3.2 SINGLE FAMILY (ATTACHED AND DETACHED) RESIDENTIAL DEVELOPMENT STANDARDS (CONTINUED)

	Alley (When Present)	1’-0”	
B.	Garage Frontage		
	Maximum Parking Frontage on a Public Street	NONE	
	2. Rear yard	5’-0”	
Open Space Standards			
	Minimum usable open space	200 sf total per unit; minimum 100 sf of private open space for ground-level units and 60 sf of private open space for upper-level unit	
Maximum fence height			
A.	Front yard	3’-6”. Open view fencing may be allowed up to 5’-0” in height.	
B.	Side and rear yards	7’-0”	
Parking			
	Covered off-street parking	2 spaces/unit, of which 1 shall be enclosed	
	Guest Parking	0.2 spaces per unit	Guest parking of 1 parking space per 5 dwelling units shall be demonstrated as either
	Access Drives	Minimum 20’-0”	No more than 14 dwelling units may access a street through a shared private access driveway. Shared private access driveways shall be a minimum of 20 feet in width. No building setback is required from the shared private access driveway, but a setback for garage doors shall be 1 foot. No parking is allowed in any shared driveway unless there is an allocated parking area outside the minimum 20-foot width.

EXHIBIT G - SFA: MOTOR COURT SAMPLE 1

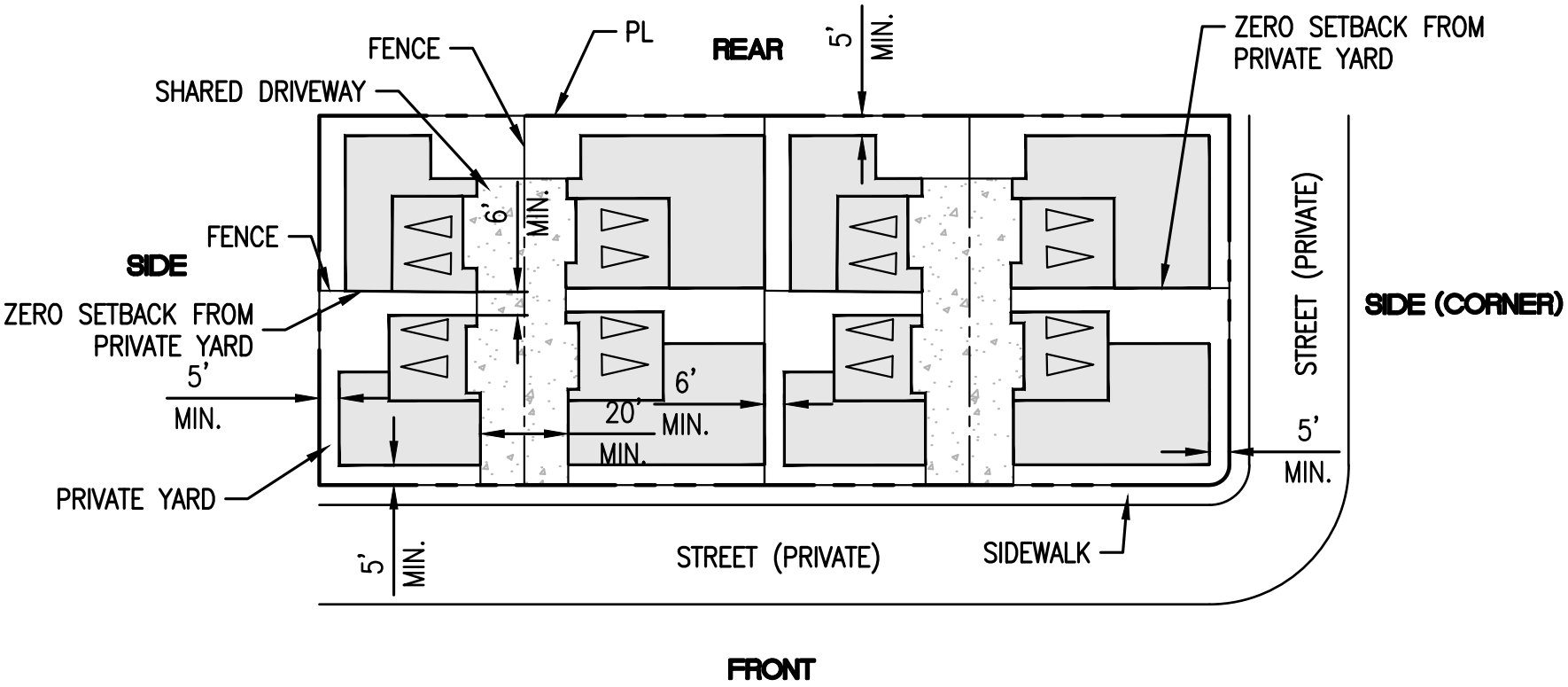


EXHIBIT H - SFA: MOTOR COURT PRODUCT SAMPLE 2

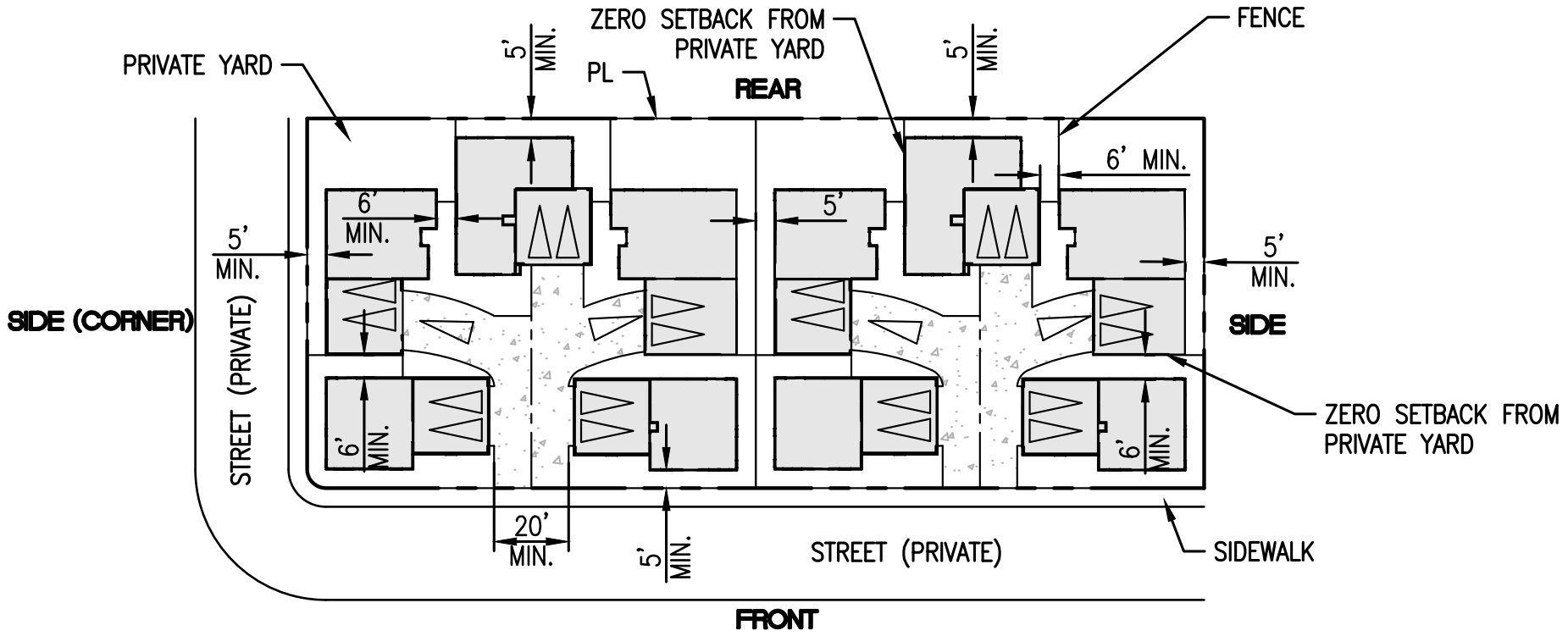
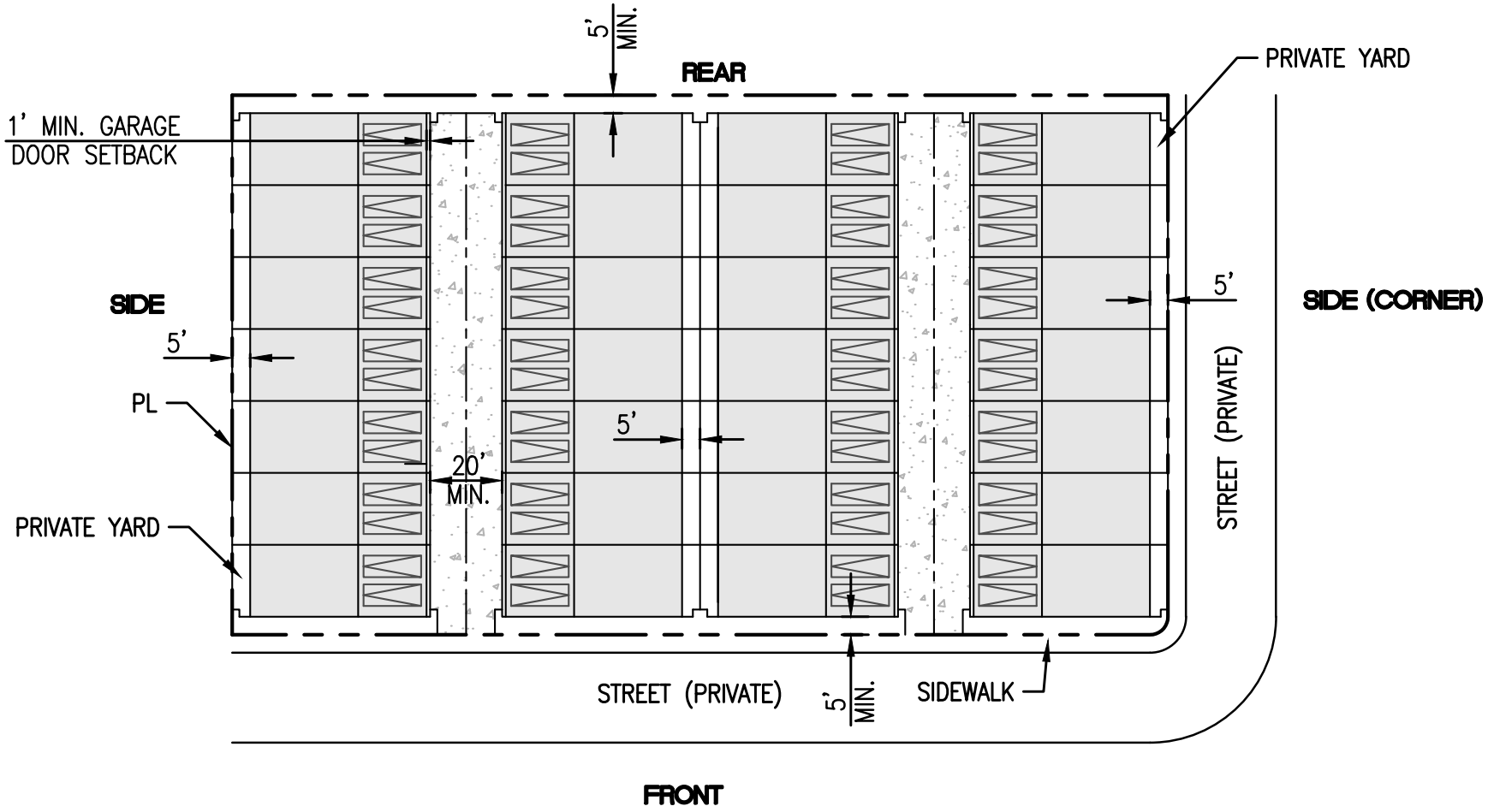


EXHIBIT I - TOWNHOME SAMPLE



3.4 THEMATIC LANDSCAPE STANDARDS

Landscaping shall conform with the requirements in this section, and as depicted in Exhibit K.

a) Parkview Drive: Formal tree pattern of broad spreading, deciduous Prosopis glanduosa (Honey Mesquite) trees.

- Proposed Tree Size & Spacing: Prosopis glanduosa, 36" Box tree planted at 30' on center.

b) Westland Drive: Formal tree pattern of alternating deciduous trees Fraxinus oxycarpa (Raywood Ash) and Robinia 'Idahoensis' (Idaho Locust).

- Proposed Tree Size & Spacing: Fraxinus oxycarpa and Robinia `Idahoensis,' 36" Box trees planted at 30' on center.

c) Ritter Ranch Road: Formal tree pattern of alternating Quercus ilex (Holly Oak) and Platanus racemosa (California Sycamore). The medians will be planted with a formal tree pattern of alternating Platanus racemosa (California Sycamore) and Chilopsis linearis (Desert Willow).

- Proposed Tree Size & Spacing: Quercus ilex and Platanus racemosa, 24" Box trees planted at 30' on center and the median; Platanus racemosa and Chilopsis linearis, 24" Box trees planted at 30' on center.

Occurs in Phase 1A. Shown for reference only:

d) Ranch Center Drive: Formal rows of evergreen trees, Quercus agrifolia (Coast Live Oak,) on each side parkway and Quercus suber (Cork Oak) in the median. These street trees will be backed by deciduous planting on the outer edges of the street with informal tree masses of Quercus agrifolia (Coast Live Oak)and Ginkgo biloba (Golden Colonnade Gingko), on slopes north of City Ranch Road.

- Proposed Tree Size & Spacing: Quercus agrifolia, 36" Box trees planted at 30' on center. Outer edge on South side are Quercus agrifolia 36" Box trees planted @30' on center, and Ginko biloba 24" Box trees planted at 30' on center.

e) City Ranch Road: Formal rows of evergreen trees Quercus agrifolia (Coast Live Oak) are occasionally interrupted on the north side to facilitate views of the expansive natural open space. The outer edge of the street plantings adjacent to the residences (on the south side of the street) are evergreen screening materials of an upright character Quercus suber (Cork Oak) and Ginkgo biloba (Golden Colonnade Gingko).

- Proposed Tree Size & Spacing: Quercus agrifolia, 36" Box trees planted at 30' on center. Outer edge on South side are Quercus suber 36" Box trees planted at 30' on center, and Ginko biloba 24" Box trees planted at 30' on center.

f) Red Tail Drive: Formal tree pattern of Platanus racemosa (California Sycamore)

- Proposed Tree Size & Spacing: Platanus racemosa, 36" Box trees planted @30' on center

Tree species are depicted in Exhibit J. Refer to implementation section 4.3 for maintenance requirements.



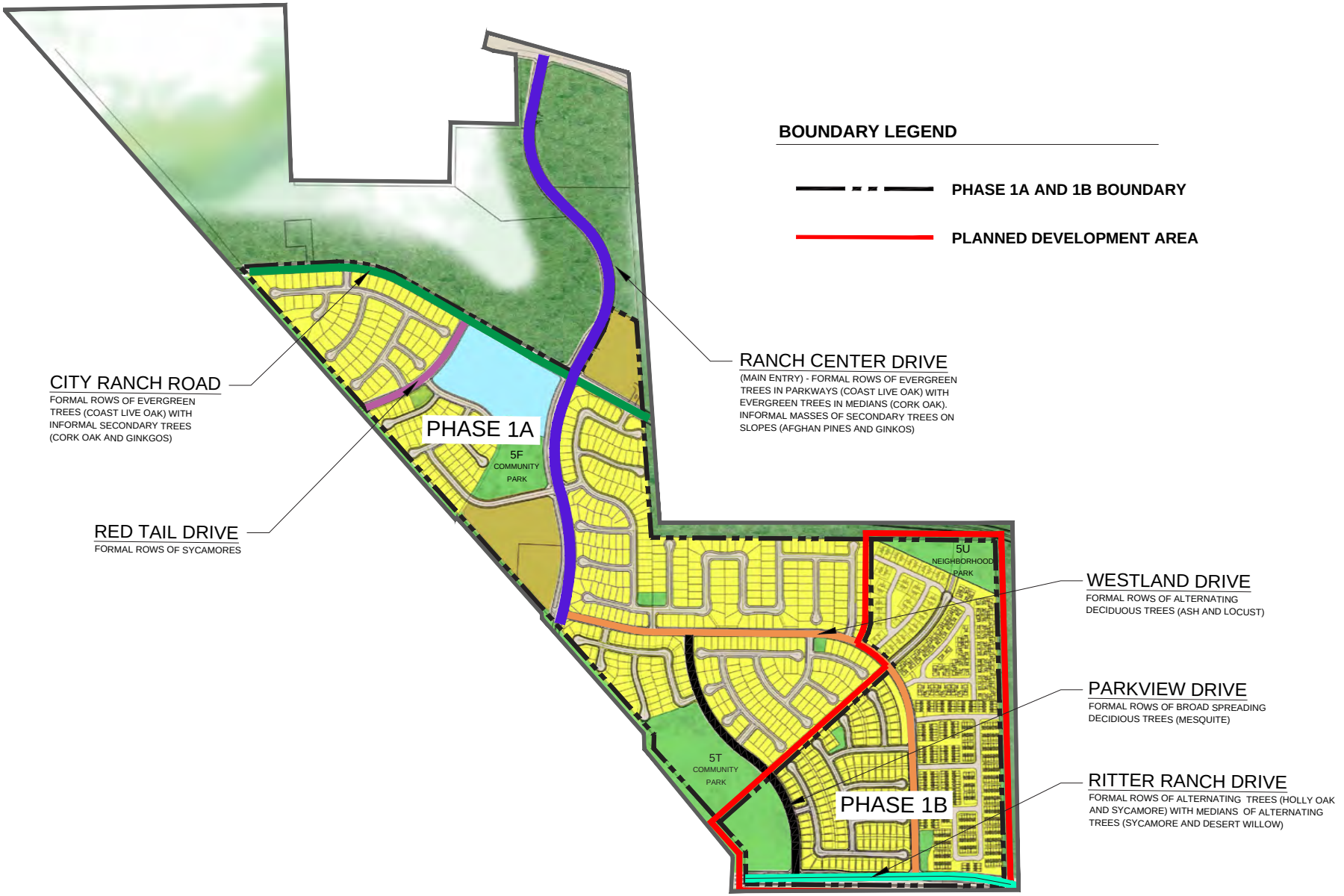
EXHIBIT J - TREE SPECIES

SOURCE: SUMMERS MURPHY & PARTNERS

Top row (L to R): Ginkgo, California Sycamore, Raywood Ash, Honey Mesquite, Idaho Locust

Bottom row (L to R): Cork Oak, Holly Oak, Coast Live Oak, Desert Willow

EXHIBIT K - THEMATIC LANDSCAPE TREATMENT LOCATIONS



3.5 PROJECT IDENTIFICATION SIGNAGE

3.5.1 Primary Entry Monument shall meet the following criteria:

a) Consistent with approved locations and designs as shown in Exhibit L.

b) Size: 10'-6" maximum height including base; and maximum base dimensions of 9'-9" tall x 9'-9" wide.

c) Location: 8'-6" minimum setback from back of sidewalk at corner to base. Location subject to approval of sight distance by Public Works.

3.5.2 Amenity ID Monument shall meet the following criteria:

a) Consistent with approved locations and designs as shown in Exhibit L.

b) Size: 6'-0" maximum height including base; maximum base dimensions of 5'-0" x 2'-6"; maximum sign dimensions of 3'-4" tall x 2'-0" wide.

c) Location: 13'-6" minimum setback from back of sidewalk at corner. Location subject to approval of sight distance by Public Works.

3.5.3 Tract Neighborhood ID Monument shall meet the following criteria:

a) Consistent with approved locations and designs as shown in Exhibit L.

b) Size: 7'-0" maximum wall height; 8'-0" maximum pilaster height; maximum sign dimensions of 2'-0" tall x 7'-0" wide.

c) Location: Positioned on the perimeter block walls at corner locations along the Right-of-Way line.

3.5.4 Residential Village ID Monument shall meet the following criteria:

a) Consistent with approved locations and designs as shown in Exhibit L.

b) Size: 7'-0" maximum wall height; 8'-0" maximum pilaster height; maximum sign dimensions of 4'-0" tall x 6'-0" wide.

c) Location: Positioned on the perimeter block walls at corner locations along the Right-of-Way line.

3.5.5 City Park ID Monument shall meet the following criteria:

a) Consistent with approved locations and designs as shown in Exhibit L.

b) Size: 4'-0" maximum wall height; maximum base dimensions of 7'-0"; maximum sign dimensions of 2'0" tall x 4'-0" wide.

c) Location: 11'-6" minimum setback from back of sidewalk at corner, situated at the entrance to the park.

All Monument Signs shall adhere to these PD standards. Signs must not obstruct motorists' vision of pedestrians or oncoming traffic. Signage will be constructed by a master developer concurrent with adjacent landscape improvements. Sign types not listed herein shall comply with Palmdale Municipal Code requirements.

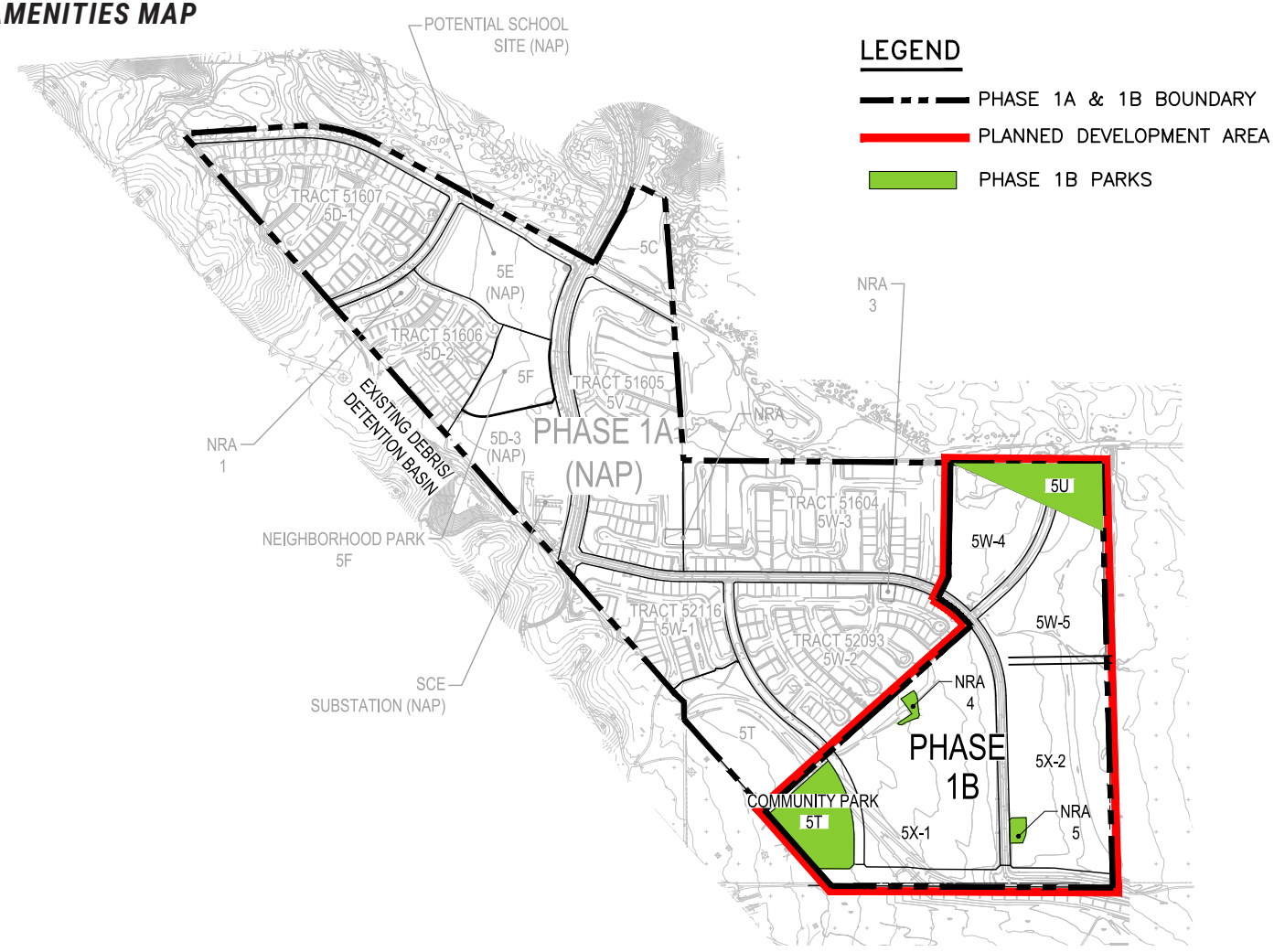
EXHIBIT L - ENTRY SIGNAGE PLAN



3.6 RECREATIONAL AMENITIES

As previously noted, the PD shall include two in-tract private Neighborhood Recreation Areas, the Public Neighborhood Park 5U, and a portion of the Public Community Park 5T. The locations of these amenities shall be consistent with Exhibit M. Amenities within the PD will contribute toward the 30 percent open space requirement for the overall PD area and shall contain a minimum of two of the following to satisfy SP Section 6.7.2.4.: swimming pool, recreational building, tennis courts, fitness center, and tot lot, or other facilities as approved by the Planning Manager. Refer to Implementation section 4.3 for maintenance requirements. Refer to Table 1 and Table 2 in Section 2.9 for park acreages.

EXHIBIT M - AMENITIES MAP



3.6.1 AMENITIES STANDARDS

3.6.1.1 Neighborhood Recreation Areas shall meet or exceed the standards as listed in SP Section 4.3.2.4.

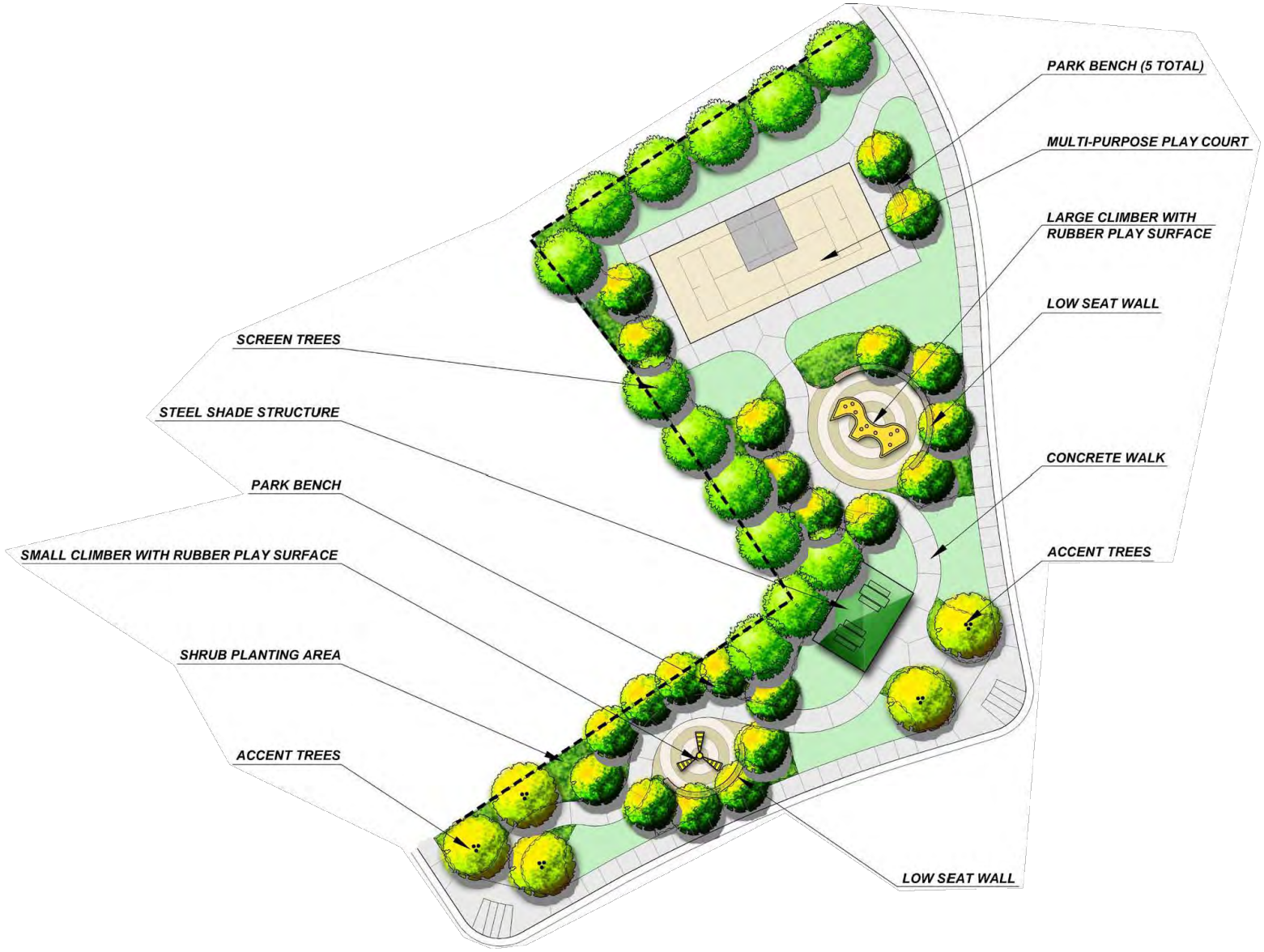
a) At a minimum, amenities provided in Neighborhood Recreation Area 4 shall include a covered shade structure with table and seating, and a turf passive recreation space. A conceptual design is provided in Exhibit N.

b) At a minimum, amenities provided in Neighborhood Recreation Area 5 shall include exercise equipment, two covered shade structures, and a turf passive recreation space. A conceptual design is provided in Exhibit O.

3.6.1.2 Neighborhood Recreation Areas shall be primarily pedestrian-accessed facilities. No off-street parking shall be provided.

3.6.1.3 Trails, bikeways, and trailheads within Phase 1B shall be provided as per Exhibit P and shall be constructed in compliance with the SP and PMC as applicable. These shall be maintained by the City of Palmdale.

EXHIBIT N - NEIGHBORHOOD RECREATION AREA 4



RITTER RANCH NEIGHBORHOOD AREA 4 | PRELIMINARY LANDSCAPE PLAN

RDR DEVELOPMENT HOLDINGS | PALMDALE, CA | JUNE 29TH, 2022

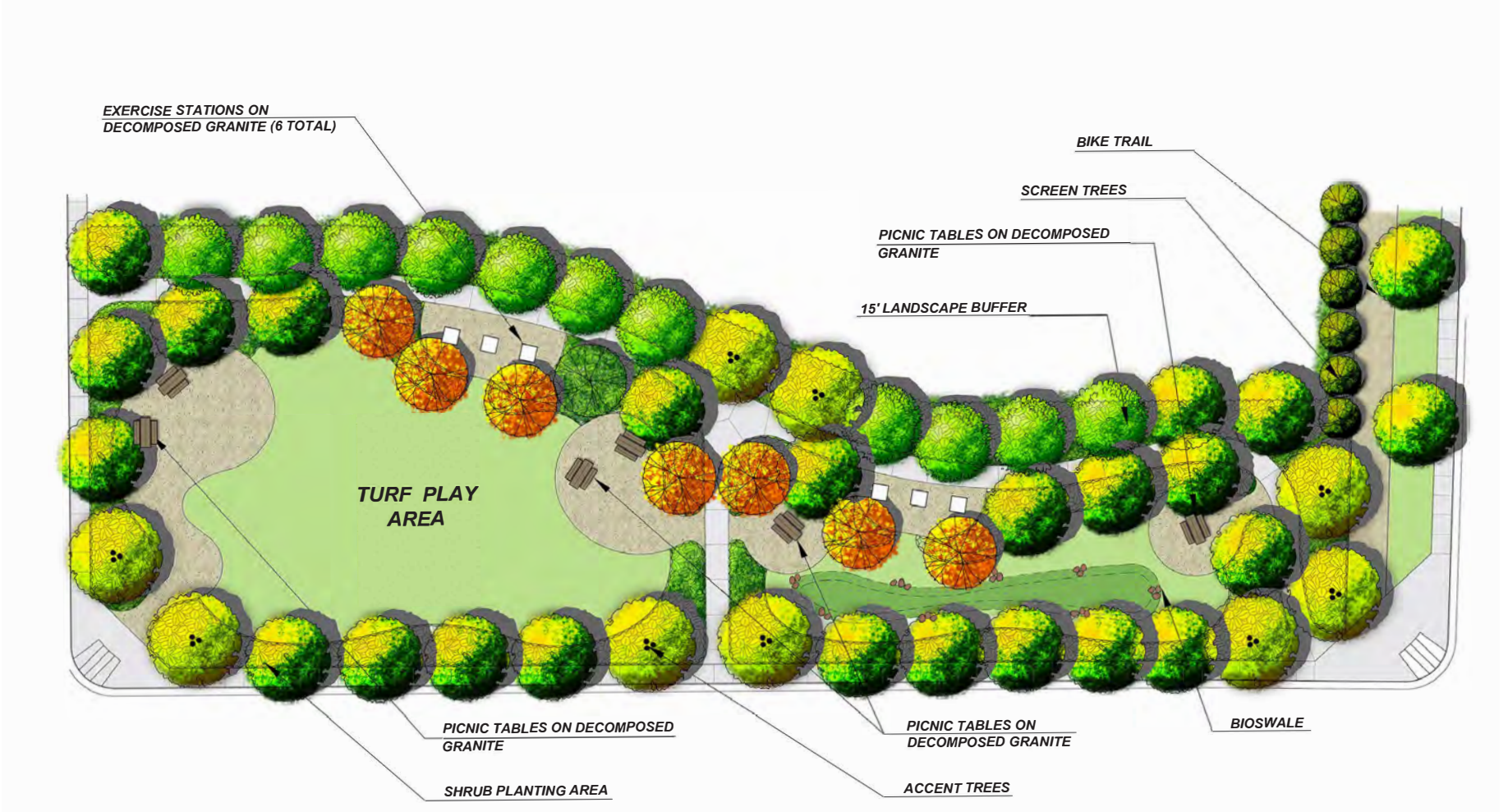
NORTH

SCALE: 1" = 10' - 0"

0 10 20 30 40

SMP ENVIRONMENTAL DESIGN
SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

EXHIBIT O - NEIGHBORHOOD RECREATION AREA 5



RITTER RANCH NEIGHBORHOOD AREA 5 | PRELIMINARY LANDSCAPE PLAN

RDR DEVELOPMENT HOLDINGS | PALMDALE, CA | JUNE 29TH, 2022

NORTH

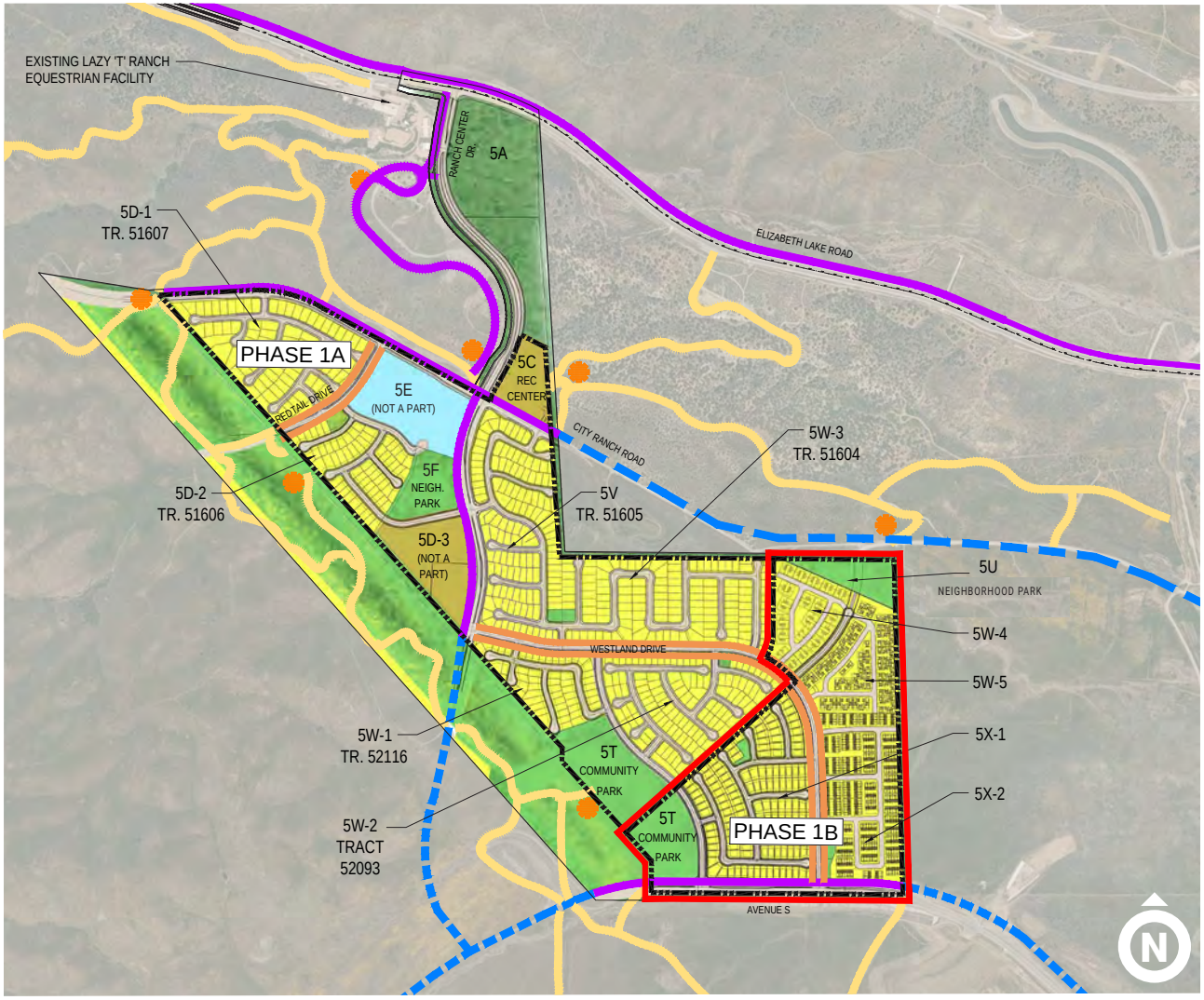
SCALE: 1" = 10' - 0"

0 10 20 30 40

SMP ENVIRONMENTAL DESIGN

SUMMERSMURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629
(949) 443-1446

EXHIBIT P - TRAILS PLAN



TRAILS LEGEND

MULTI-PURPOSE TRAIL / CLASS I BIKEWAY
SEPARATE FROM ROAD - 10' WIDE PAVED SURFACE
(4.2 MILES PROPOSED WITHIN RITTER RANCH)

CLASS II BIKEWAY
STRIPED LANE ON ROAD
(2.0 MILES PROPOSED WITHIN RITTER RANCH)

OFF-SITE TRAILS LEGEND

(NAP OF THIS PD, FOR REFERENCE ONLY)

PLANNED INCORPORATED CITY TRAILS
10' WIDE PAVED MULTI-PURPOSE
(NO PROPOSED IMPROVEMENTS WITHIN RITTER RANCH)

EXISTING DIRT ROADS / HIKING TRAILS
(TO REMAIN WITH NO PROPOSED IMPROVEMENTS)

PROPOSED TRAILHEAD LOCATION
(WITH INFO SIGNAGE ON LOCAL TRAIL SYSTEM)



EXAMPLE OF INFO SIGNAGE AT TRAILHEADS

BOUNDARY LEGEND

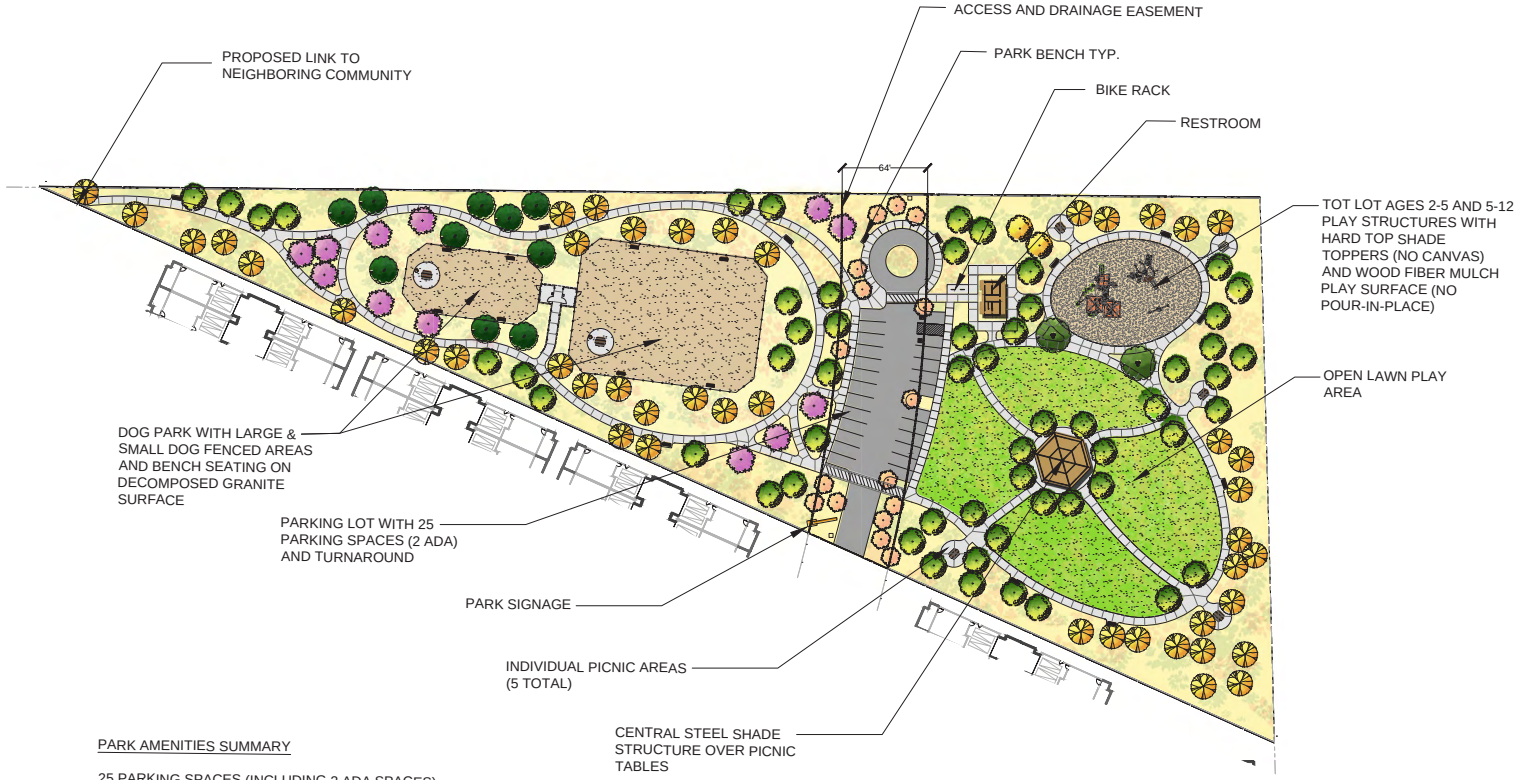
PHASE 1A AND 1B BOUNDARY

PLANNED DEVELOPMENT AREA

3.6.1 AMENITIES STANDARDS (CONT.)

3.6.1.6 Neighborhood Park 5U will provide amenities per SP Section 4.3.2.1. Off-street parking will be provided. A conceptual design is provided in Exhibit Q.

EXHIBIT Q - NEIGHBORHOOD PARK 5U



PARK AMENITIES SUMMARY

25 PARKING SPACES (INCLUDING 2 ADA SPACES)
1 TOT-LOT WITH 2-5 & 5-12 YRS PLAY STRUCTURES
1 RESTROOM BUILDING
1 BIKE RACK
5 INDIVIDUAL PICNIC TABLE AREAS
1 DOG PARK W/ LARGE AND SMALL DOG FENCED AREAS
OPEN LAWN PLAY AREA
1 GROUP PICNIC TABLE AREA WITH SHADE STRUCTURE

RITTER RANCH PARK 5U | Preliminary Landscape Plan

RDR DEVELOPMENT HOLDINGS | PALMDALE, MAY 30, 2024

NORTH

SCALE: 1" = 30' - 0"

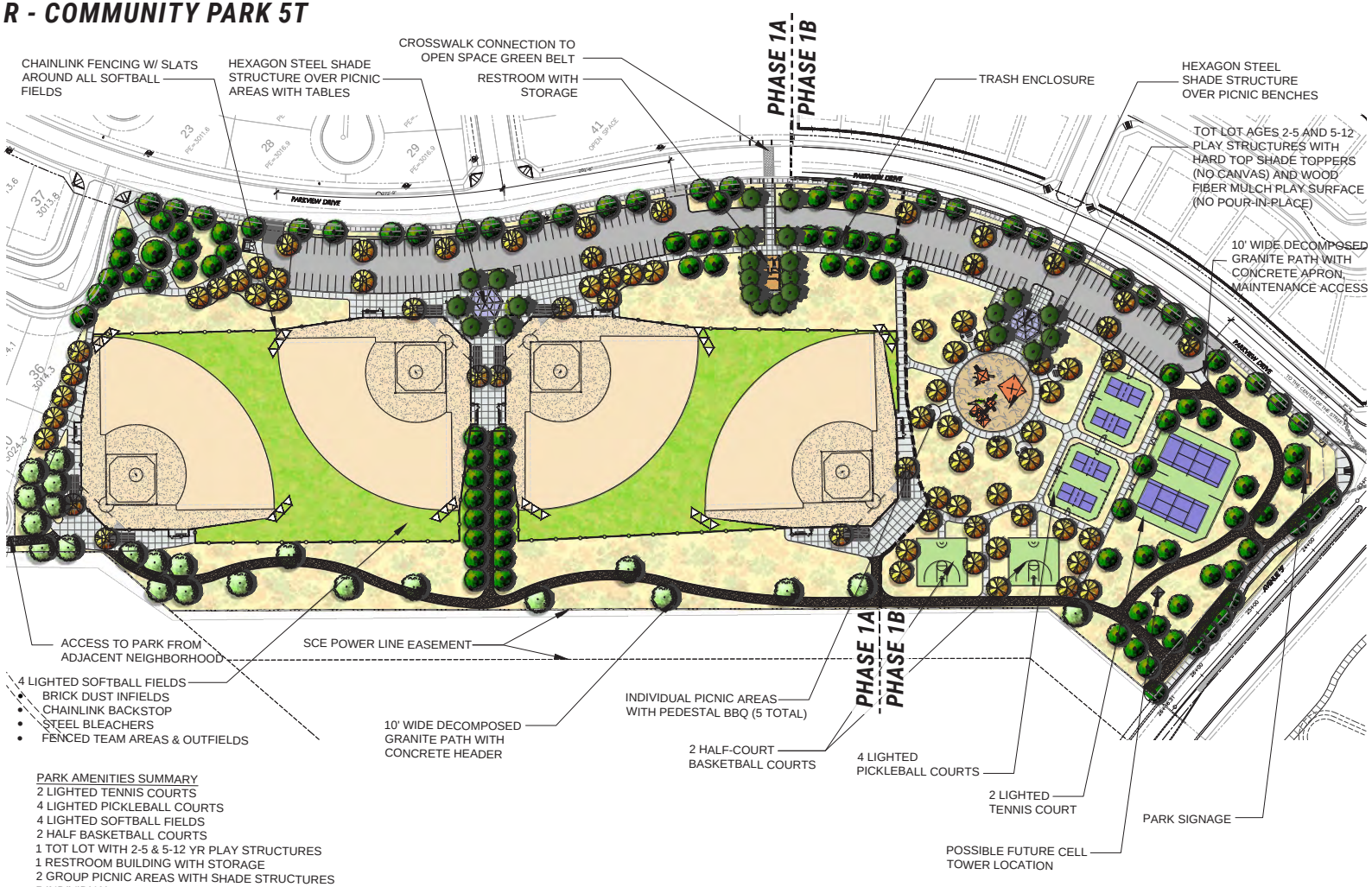
0 30 60 90 120

SUMMERSMURPHY & PARTNERS, INC.
34697 COAST HWY SUITE 202
DANA POINT, CA 92629
(949) 443-1446

3.6.1 AMENITIES STANDARDS (CONT.)

3.6.1.7 A portion of Community Park 5T is included in the PD Area, with the remainder included in future Phase 1A. Park 5T will provide amenities per SP Section 4.3.2.1. Off-street parking will be provided. A conceptual design is provided in Exhibit R.

EXHIBIT R - COMMUNITY PARK 5T



RITTER RANCH PARK 5T | Preliminary Landscape Plan

RDR DEVELOPMENT HOLDINGS | PALMDALE, CA | MARCH 27, 2024



SOURCE: STANTEC

4.0
IMPLEMENTATION

4.1 ENTITLEMENT PROCESSING

The following clarifies the relationship between this PD and future entitlements:

- The Ritter Ranch Specific Plan (Specific Plan) provides the basic entitlement framework for the entire project. The Specific Plan designates the portion of PA 5 included in the PD application as Single Family Attached (SFA) land use and allows other uses through an approved PD.
- "B" Maps are tentative tract maps typically submitted for individual subdivisions required for neighborhood build out. Tentative Tract Map 63145 is being processed in parallel with this PD to create single family detached lots.
- It is anticipated the Single Family Attached, Detached Condo, and Small Lot products will be processed by Site Plan Review and Tentative Tract Maps or Condominium Maps.
- Final designs for the Neighborhood Recreation Areas, the Neighborhood Park and the Community Park are subject to review and approval by the City of Palmdale.

*Note: Park 5T is a proposed parcel within 51508-3 and therefore the northern portion of the park being constructed as part of Phase 1A may be offered for dedication in advance by metes and bounds legal description.

4.2 PHASING

4.2.1 This PD does not establish a specific order in which each Planning Unit will be constructed. The backbone infrastructure for Westland Drive is existing (except water within the Phase 1B portion), and extensions of Parkview Drive and Ritter Ranch Road will be constructed as required to support adjacent Planning Units. Planning Units 5W-4 and 5W-5 will require the undergrounding of the existing channel bisecting these areas, along with construction of the proposed roadway and utilities in that alignment. Additionally, the construction of off-site down stream sewer improvements to service development within the Phase 1B area will be required. The improvements are intended to be master developer responsibilities; therefore, each individual Tentative Tract Map or Site Plan within the PD will be able to commence construction without waiting for infrastructure to be built out by earlier phases. This will allow the individual Planning Units to be developed independently of each other, in any order, when in compliance with the regulations and standards of this PD, as applicable.

4.3 LANDSCAPE MAINTENANCE

4.3.1 Within the PD boundary, landscape maintenance will be the responsibility of the following entities:

a) Arterial right-of-way median and slope will be the responsibility of the Homeowners Association (HOA).

b) Maintenance of temporary slopes (off-site) and temporary drainage facilities will be the responsibility of the Master Developer until adjacent development occurs.

c) Maintenance of all other landscaping including landscape easements, pedestrian spines and connectors, etc. will be the responsibility of the HOA.

d) Maintenance of the Neighborhood Park and the Community Parks will be the responsibility of the City of Palmdale.

e) Maintenance of the Neighborhood Recreation Areas will be the responsibility of the HOA.

f) The HOA is responsible for maintaining arterial medians and slopes, except in cases where a Landscape Maintenance District is established. For the parkways and medians along Ritter Ranch Road, maintenance will be handled by the Landscape Maintenance District.

g) Maintenance of signage, identified in section 3.5, will be the responsibility of the HOA, except for signage in City maintained Parks.

4.4 OPEN SPACE REQUIREMENTS

According to the Ritter Ranch Specific Plan, a minimum of 30% of the development area must be designated as open space. Currently, Phase 1B is comprised of 18% parks and neighborhood recreation areas. Therefore, each residential planning unit is required to include at least 12% open space, contributing to the overall requirement. These requirements can be fulfilled via HOA landscaping, private yards, and private balconies.

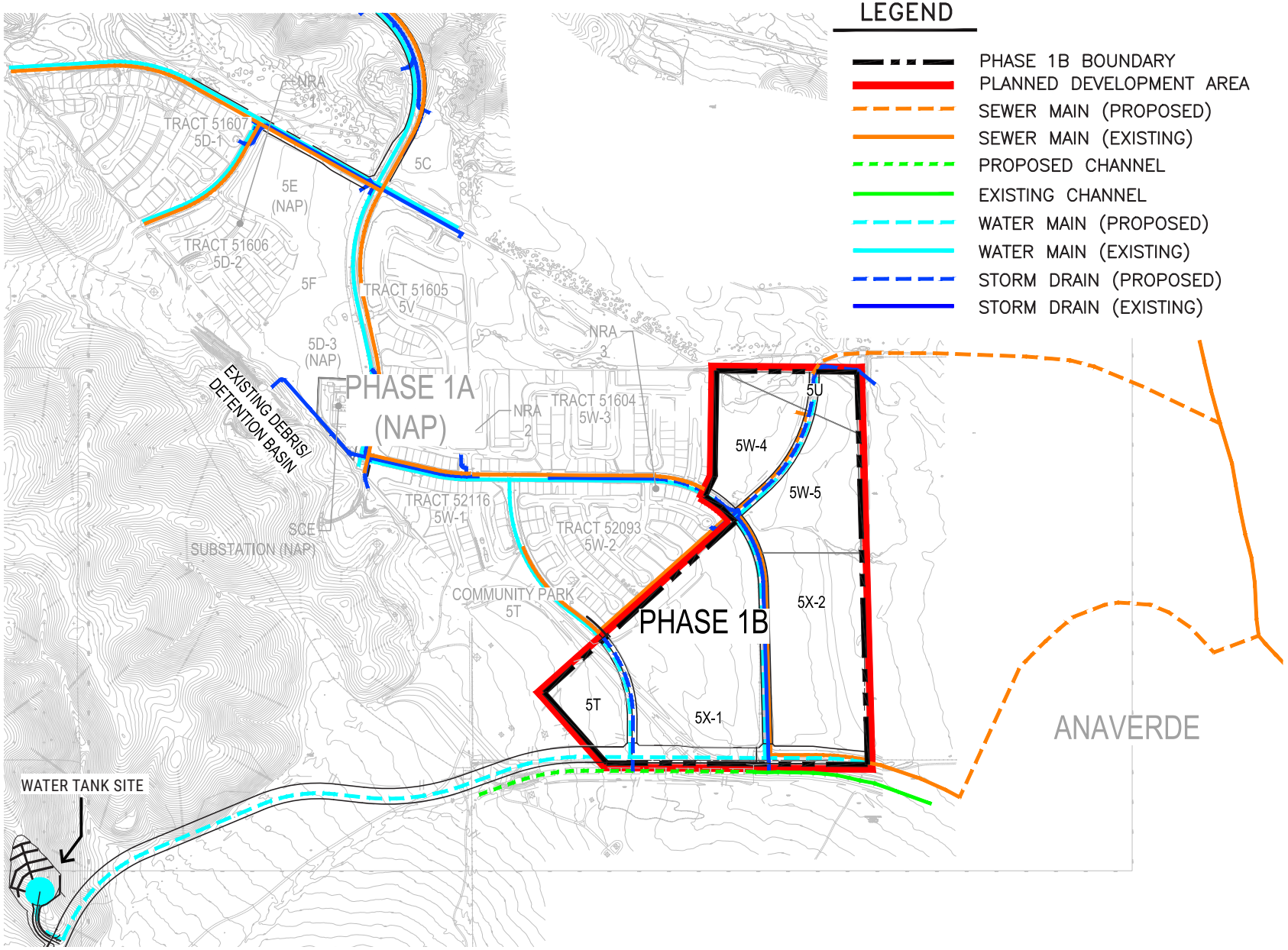


SOURCE: STANTEC

APPENDIX

APPENDIX A

INFRASTRUCTURE PLAN





STANTEC CONSULTING SERVICES, INC.
300 N LAKE AVE #400
PASADENA, CA 91101
213-269-4192

SOURCE: STANTEC

Planning Commission Staff Report

DATE: **JANUARY 16, 2025**

TO: **HONORABLE CHAIR AND PLANNING COMMISSIONERS**

FROM: **ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION**

APPLICANT: **BEYOND FOOD MART**

DISTRICT: **5**

SUBJECT: **ADOPT RESOLUTION NO. PC-2025-001, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 23-0003, ZONE CHANGE 23-0003, TENTATIVE PARCEL MAP 84001, CONDITIONAL USE PERMIT 22-006 AND SITE PLAN REVIEW 22-007; A REQUEST TO MODIFY THE GENERAL PLAN LAND USE DESIGNATION AND ZONE FROM MIXED USE 2 TO NEIGHBORHOOD COMMERCIAL; SUBDIVIDE 5.69 ACRES INTO TWO LOTS TO FACILITATE THE CONSTRUCTION OF A TEN-ISLAND FUELING STATION, A 7,258-SQUARE-FOOT GROCERY STORE, AND A 2,127-SQUARE-FOOT DRIVE-THROUGH CARWASH LOCATED ON THE NORTHWEST CORNER OF EAST AVENUE R AND 25TH STREET EAST AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PROJECT**

RECOMMENDATION

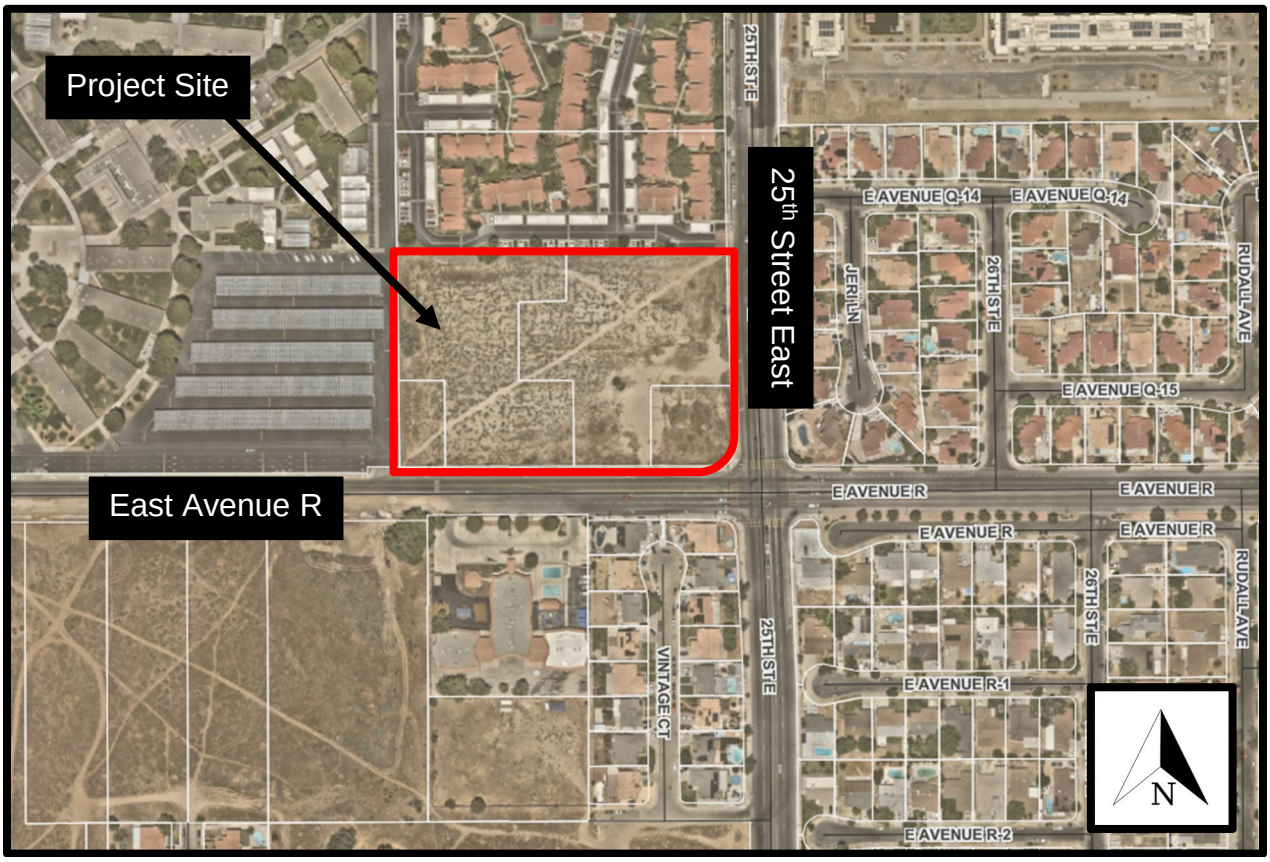
Staff recommends that the Planning Commission adopt Resolution No. PC-2025-001 recommending City Council approval of General Plan Amendment (GPA) 23-0003, Zone Change (ZC) 23-0003, Tentative Parcel Map (TPM) 84001, Conditional Use Permit (CUP) 22-006 and Site Plan Review (SPR) 22-007; a request to modify the General Plan Land Use designation and zone from Mixed Use 2 (MU 2) to Neighborhood Commercial (NC); subdivide 5.69 acres into two lots to facilitate the construction of a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash located on the northwest corner of East Avenue R and 25th Street East and adopt the Mitigated Negative Declaration (MND) (SCH No. 2024100683) and Mitigation Monitoring and Reporting Program (MMRP) prepared for the project.

BACKGROUND

The project was submitted on April 6, 2022, reviewed by staff, and deemed incomplete on June 6, 2022. The project environmental document was reviewed and circulated for public comment from October 14, 2024, through November 14, 2024.

After the resolution of completeness items, the application was subsequently deemed complete and scheduled for the January 16, 2025, Planning Commission meeting.

FIGURE 1 - AERIAL MAP



Noticing/Agency Comments

TABLE 1 - AFFECTED AGENCIES

	Agency	Comments
Water Service:	Los Angeles County Waterworks District No. 40	Project will require annexation for water service. The project applicant will need to coordinate with the district to meet requirements for adequate water service for domestic and fire protection demands
School District(s):	Antelope Valley Union High School District	No comments received
	Westside Union School District	No comments received
Other:	Antelope Valley Air Quality Management District (AVAQMD)	Project shall comply with all applicable AVAQMD requirements
	AT&T	No conflict
	California Department of Fish and Wildlife	Project must include mitigation measures to compensate for project impacts
	Los Angeles County Fire Department	Applicant must comply with all applicable requirements
	Los Angeles County Sanitation District	Project will be required to comply with all applicable requirements and pay connection fees

ANALYSIS

The proposed project includes a GPA and ZC to modify the Land Use designation and zone from MU 2 to NC to facilitate the development of a grocery store, fueling station, and drive-through carwash. The project is significant for the City of Palmdale as it is distinct from most other projects of this scale. The grocery store will offer pre-packaged foods or snacks, as defined by the Palmdale Municipal Code (PMC), and it will not sell alcohol or tobacco products. In addition, the fueling station will feature four hydrogen fuel pumps as part of the development making this the first hydrogen fueling station within the City. The project is beneficial for the City because it will provide goods and services that are currently lacking along East Avenue R, between State Route 14 and 47th Street East.

TABLE 2 - EXISTING LAND USE / ZONING / GENERAL PLAN

	Land Use	Zoning	General Plan
Subject Site	Vacant land	Mixed Use 2 (MU 2)	Mixed Use 2 (MU 2)
North	Multi-family residential (Canyon Creek Apartments)	Residential Neighborhood 2 (RN 2)	Residential Neighborhood 2 (RN 2)
South	Single-family residences, across East Avenue R	Residential Neighborhood 2 (RN 2)	Residential Neighborhood 2 (RN 2)
East	Single-family residences, across 25th Street East	Single Family Residential 3 (SFR 3)	Single Family Residential 3 (SFR 3)
West	Palmdale High School	Public Facility - School	Public Facility - School

TABLE 3 - GENERAL PLAN CONSISTENCY

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use and Community Design	LUD-1.1 Balanced Land Uses. Maintain a balanced land use pattern to support a broad range of housing choices, retail businesses, employment opportunities, educational and cultural institutions, entertainment spaces, and other supportive uses within long-established Palmdale neighborhoods and new growth areas.	Yes	The proposed fueling station, grocery store, and drive-through car wash will provide essential goods and services to an area of the city that currently lacks these facilities along East Avenue R, between State Route 14 and 47th Street East. Notably, unlike most projects of this scale, the grocery store will not sell alcohol or tobacco products. Instead, it will offer pre-packaged food and snacks as defined by the PMC. The grocery store will create employment opportunities for local residents in Palmdale by having 15 employees. In addition, the proposed project will enable the development of a portion of a currently vacant site that is surrounded by existing developments, has access to necessary infrastructure, and is not hindered by significant topographic constraints.
	LUD-2.2 Preferred Development Patterns. In considering requests to amend the Land Use Map, encourage proposals for development in those areas which are functionally connected to developed portions of the city, have available infrastructure, and do not have significant topographic or jurisdictional barriers, or other similar constraints.		

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Circulation and Mobility	CM-7.1 Emerging mobility. Support new and emerging mobility innovations that are focused on improving equitable distribution of mobility services.	Yes	The proposed project promotes new and emerging mobility innovations by incorporating a fueling station with ten pumps. Four of these pumps will provide hydrogen fuel, supporting the future of hydrogen energy. This project is also the first of its kind in the City of Palmdale.

**Justification is based on a review by the case planner of the plans date stamped 'Received May 16, 2024'.*

TABLE 4 - PALMDALE MUNICIPAL CODE STANDARDS

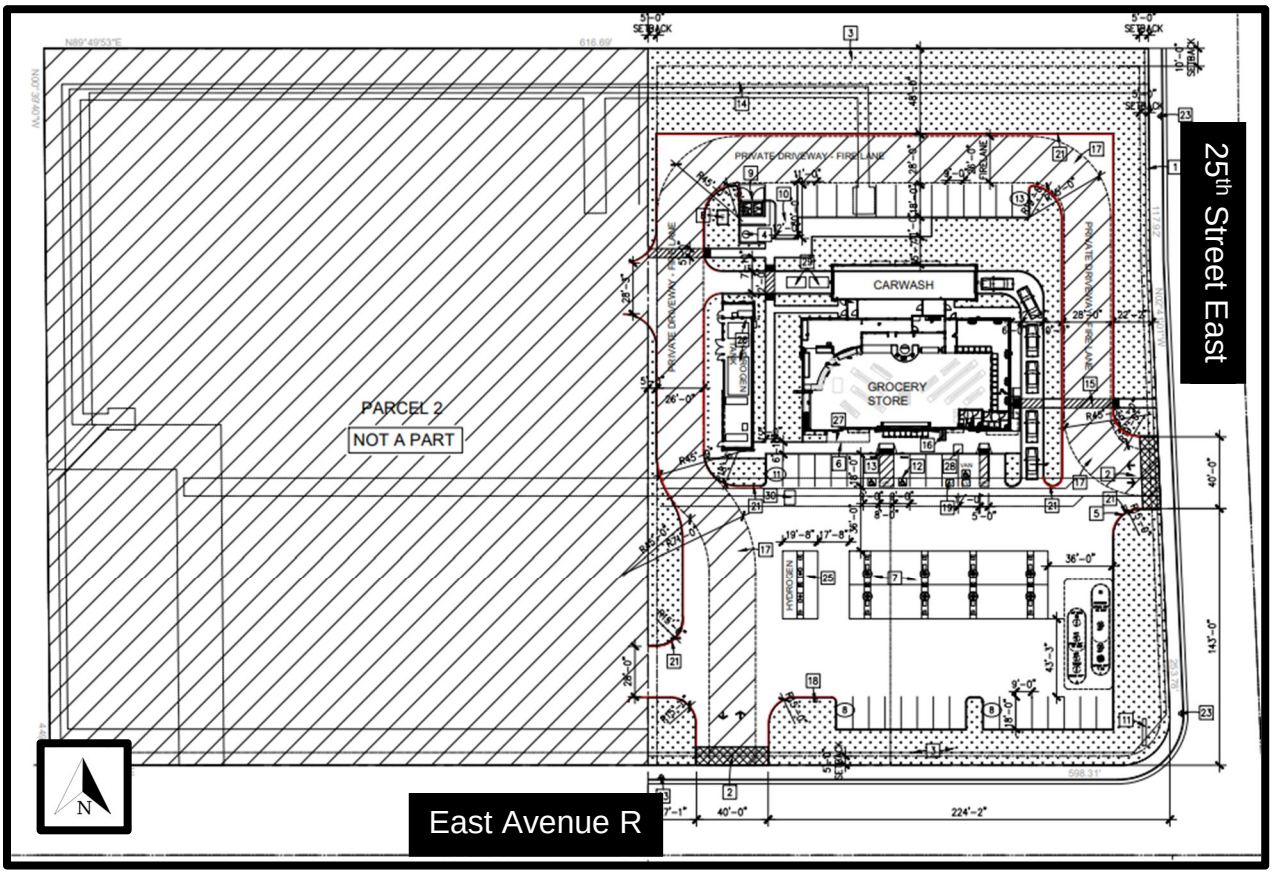
	Standard	Standard Met?	Justification*
Lot size	Minimum: 10,000 square feet (PMC Table 17.48.010-1. Development Standards - Commercial/Office Zones)	Yes	Parcel 1: 131,780 square feet (3.03 acres) Parcel 2: 110,675 square feet (2.5 acres)
Setbacks	Front: 5 feet Rear: 20 feet abutting residential Interior side: zero Street side: five feet (PMC Table 17.48.010-1. Development Standards - Commercial/Office Zones)		Front: 186 feet, four inches Rear: 120 feet, four inches Interior side: 41 feet, two inches Street side: 79 feet, nine inches
Building Height	Maximum building height: 35 feet (PMC Table 17.48.010-1. Development Standards - Commercial/Office Zones)		Grocery store: 27 feet Fuel canopy: 19 feet, six inches Drive-through carwash: 18 feet Hydrogen structure: 12 feet, eight inches
Landscaping	Landscaping shall meet all of the water efficient requirements and native vegetation shall be preserved where possible. (PMC Chapter 14.05, and PMC Section 17.86.010)	Yes	As specified within the draft Conditions of Approval, all landscaping will be installed in compliance with the PMC and native vegetation will be managed in compliance with the preservation plan required for the project.

	Standard	Standard Met?	Justification*
Parking	Grocery store: 25 spaces for the first 5,000 square feet; plus 4 spaces for every 1,000 square feet above 5,000 square feet Car wash: two spaces for every service bay or lane Fueling station: one space for every employee (PMC Section 17.87.060)	Yes	Grocery store: 33 are required and 34 are provided Car wash: two spaces are required and two are provided Fueling station: three are required and four are provided

**Justification is based on a review by the case planner of the plans date stamped 'Received May 16, 2024'.*

Site Layout

FIGURE 2 - SITE PLAN



Access/Circulation

Street improvements will be constructed along 25th Street East and partially along East Avenue R to ensure proper access to the site from both roads. The City Engineer and the Los Angeles County Fire Department have reviewed the project and confirmed that it is designed to provide safe vehicular access and flow.

Operations

The fueling station and grocery store will operate 24 hours a day and have three employees for each eight-hour shift. Security cameras will be installed, and access will be shared with the Palmdale Sheriff's Station. In addition, the drive-through car wash will operate from sunrise to sunset.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared to determine whether the project would have a significant effect on the environment. The Initial Study analyzed the potential for environmental impacts, and all topics were found to have either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Mitigation measures for biological resources and cultural resources, geology/soils, noise, and tribal cultural resources were included to reduce impacts to a less than significant level. As such, an MND and MMRP were prepared and circulated in accordance with CEQA Guidelines.

Prepared by:	Brenda Magaña, Planning Manager
Approved by:	Brenda Magaña, Planning Manager
Approved as to form:	William P. Curley III, City Attorney

ATTACHMENT

Resolution No. PC-2025-001

PLANNING COMMISSION
CITY OF PALMDALE, CALIFORNIA
RESOLUTION NO. PC-2025-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALMDALE, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT 23-0003, ZONE CHANGE 23-0003, TENTATIVE PARCEL MAP 84001, CONDITIONAL USE PERMIT 22-006 AND SITE PLAN REVIEW 22-007; A REQUEST TO MODIFY THE GENERAL PLAN LAND USE DESIGNATION AND ZONE FROM MIXED USE 2 TO NEIGHBORHOOD COMMERCIAL; SUBDIVIDE 5.69 ACRES INTO TWO LOTS TO FACILITATE THE CONSTRUCTION OF A TEN-ISLAND FUELING STATION, A 7,258-SQUARE-FOOT GROCERY STORE, AND A 2,127-SQUARE-FOOT DRIVE-THROUGH CARWASH LOCATED ON THE NORTHWEST CORNER OF EAST AVENUE R AND 25TH STREET EAST (APN'S: 3018-028-023, -052, -053; AND -054)

WHEREAS, Beyond Food Mart, has filed an application requesting City Council approval of General Plan Amendment (GPA) 23-0003, Zone Change (ZC) 23-0003, Tentative Parcel Map (TPM) 84001, Conditional Use Permit (CUP) 22-006 and Site Plan Review (SPR) 22-007 (hereinafter referred to as "Application");

WHEREAS*,* the Application applies to 5.69 acres located on the northwest corner of East Avenue R and 25th Street East, indicated on the County Assessor roll as APN's: 3018-028-023, -052, -053; and -054 legally described on Exhibit A hereto and shown on the map attached hereto as Exhibit B; and,

WHEREAS, on January 16, 2025, the Planning Commission of the City of Palmdale conducted a duly noticed public hearing on the Application and concluded said hearing on that date.

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

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 Planning Commission hereby specifically finds that all the facts set forth in the Recitals of this Resolution are true and correct.

SECTION 2. The Planning Commission hereby finds as follows with respect to the environmental document:

A Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared to determine whether the project would have a significant effect on the environment has been prepared. The Initial Study analyzed the potential for environmental impacts, and all topics were found

to have either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated. Mitigation measures for biological resources and cultural resources, geology/soils, noise, and tribal cultural resources were included to reduce impacts to a less than significant level. As such, a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) as provided within Exhibit F were prepared and circulated in accordance with CEQA Guidelines.

B The custodian of records for the Initial Study, MND, Mitigation Monitoring and Reporting Program, and all other materials that constitute the record of proceedings upon which the Planning Commission'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 3. Based upon substantial evidence presented to this Commission during the above-referenced January 16, 2025, public hearing, including public testimony, and written and oral staff report, this Commission specifically finds as follows:

A The proposed change in land use is consistent with State law. (GPA)

B The amendment is reasonable and beneficial. (GPA)

C The proposed Zoning Ordinance Amendment conforms with the goals, objectives, and policies of the General Plan. (ZC)

D The proposed Zoning Ordinance Amendment is necessary to implement the General Plan and to provide for public safety, convenience, and/or general welfare. (ZC)

E The proposed subdivision, together with the provisions for its design and improvement, shall be consistent and compatible with the maps, goals, objectives, and policies of the General Plan, Zoning Ordinance, and any applicable specific plan. (TPM)

F The site is physically suitable for the type and proposed density of development proposed by the tentative map. (TPM)

G The proposed use is consistent with the goals, policies, and objectives of the General Plan. (CUP)

H The proposed use is beneficial and desirous to the community and is consistent with the purpose, intent, and standards of this Title and other applicable ordinances and codes adopted by the City. (CUP)

I No application for site plan review shall be approved by the Review Authority unless the design and layout of the proposed project or structures, in its final submitted form, or as conditioned, meets all of the following criteria, and the development is consistent with: (SPR)

1. The City's General Plan and any applicable Specific Plan;

2. The development standards set forth in this Title; and

3. Any applicable design guidelines.

The proposed project includes a GPA and ZC to modify the land use designation of a 5.69-acre vacant project area located at the northwest corner of East Avenue R and 25th Street East from Mixed Use 2 to Neighborhood Commercial to facilitate the construction of a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash. The proposed amendment is consistent with State law because each City is allowed four GPAs per year and if approved, this will be the second of the four allowed.

The project includes a TPM for the subdivision of the subject site, a CUP for the fueling station and drive-through car wash use, and an SPR for the grocery store and development of the site. The project has been designed to comply with the City's General Plan and the development standards within the Zoning Ordinance as described in Exhibits C and D. The project is desirous for the Palmdale community because, unlike most projects of this scope, the proposed grocery store that is associated with the fueling station will offer pre-packaged foods and snacks but does not include the sale of alcohol or tobacco products. The grocery store will provide goods and services to the surrounding neighborhood and its customers. In addition, the fueling station will include four hydrogen fueling pumps and will be the first of its kind within the City of Palmdale.

L The tentative map does not propose to divide land which is subject to a contract entered into pursuant to the California Land Conservation Act of 1965, or the land is subject to a land conservation act contract but the resulting parcels following division of the land will not be too small to sustain their agricultural use. (TPM)

A review of the preliminary title report for the subject property revealed that the property in question has not been included in the California Land Conservation Act of 1965, and therefore, the TPM is not subdividing land that is subject to a contract.

M The design of the subdivision and the proposed improvements, with Conditions of Approval, are either:

1. Not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, or

2. The design of the subdivision and the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, but an Environmental Impact Report has been prepared, and a Statement of Overriding Considerations has been adopted, pursuant to Public Resources Code Section 21081(c), finding that specific economic, social or other considerations make it not feasible to adopt the mitigation measures or project alternatives identified in the Environmental Impact Report. (TPM)

An Initial Study was prepared to determine whether the project would have a significant impact on the environment. As such an MND and MMRP were prepared for the project and found that the project with the incorporation of mitigation measures will not have a substantial impact on fish or wildlife of their habitat as outlined within the Conditions of Approval.

N The design of the subdivision and the type of improvements are not likely to cause serious public health and safety problems. (TPM)

O The tentative map design provides for future passive or natural heating or cooling opportunities in the subdivision to the extent feasible. (TPM)

P The design of the subdivision and the type of improvements will not conflict with easements acquired by the public at large for access through or use of the private property within the proposed subdivision, or the design of the subdivision and the type of improvements will conflict with the easements acquired by the public at large for access through or use of property within the proposed subdivision but alternate easements which are substantially equivalent to those previously acquired by the public will be provided. (TPM)

Q The proposed subdivision, including any proposed phasing, represents orderly development of the project site and surrounding area. (TPM)

R The proposed use and the ongoing operation of the use will not have a substantial adverse effect on abutting property or the allowed use thereof and will not generate excessive noise, vibration, traffic, or other disturbances, nuisances, or hazards. (CUP)

S The site for the proposed use has adequate pedestrian and vehicular access. (CUP)

Curb, gutter, and sidewalk improvements will be installed partially along East Avenue R and 25th Street East. The draft Conditions of Approval for the project require the construction of sidewalk improvements, submission of a Stormwater Pollution Prevention Plan, and adequate sanitary disposal facilities on-site during all phases of construction. Also, the discharge of waste from the proposed development into an existing community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board because the applicant is required to comply with all Conditions of Approval, which requires a public sanitary sewer system as the only method of sewage disposal. The proposed project consists of a fueling station, grocery store, and drive-through carwash and clear signage directing vehicles and pedestrians through the drive-through lanes will be installed on the project site for safety and optimal circulation. Additionally, the applicant will be required to comply with all Conditions of Approval and all applicable local, State, and Federal laws. Also, Conditions of Approval have been included within the draft Resolution to ensure the avoidance of nuisances, such as loitering and removal of litter daily. Therefore, the proposed project is not expected to adversely affect nearby property.

Furthermore, the preliminary title report does not indicate that the subdivision will conflict with easements, and the proposed project is designed with adequate dimensions to maximize the opportunities for passive and natural heating and cooling. Each lot meets or exceeds the minimum size, width, and depth requirements as specified within Exhibit D.

SECTION 4. Based on the findings and conclusions set forth in Sections 1, 2, and 3 above, this Commission hereby recommends City Council approval of GPA 23-0003, ZC 23-0003, TPM 84001, CUP 22-006, and SPR 22-007.

SECTION 5. The Deputized Clerk shall certify the adoption of this Resolution.

PASSED, APPROVED and **ADOPTED** this 16th day of January, 2025.

_____
Dean Henderson
Chair, Planning Commission

ATTEST:

_____
Sylvia Magallanes, Deputized Clerk

I, Sylvia Magallanes, Deputized Clerk of Palmdale, California, do hereby certify that the foregoing resolution was duly approved and adopted by the Planning Commission of the City of Palmdale at a regular meeting of said Commission held on the 16th day of January 2025, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____ ABSENT: _____

Date: _____ _____
Sylvia Magallanes, Deputized Clerk

EXHIBIT A

LEGAL DESCRIPTION FOR GPA 23-0003, ZC 23-0003, TPM 84001, CUP 22-006, and SPR 22-007

REAL PROPERTY IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: (APN: 3018-028-052 (PARCEL 1), APN: 3018-028-053 (PARCEL 2), APN: 3018-028-054 (PARCELS 3, 4 AND 5))

PARCELS 1, 2, 3, 4 AND 5 OF PARCEL MAP NO. 2526, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 59 PAGE 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B: ALL EASEMENTS APPURTENANT TO SAID PARCEL A PROVIDED FOR IN THAT CERTAIN INSTRUMENT ENTITLED: “CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT” DATED FEBRUARY 14, 1973 EXECUTED BY THE UHLMANN OFFICES, INC., RECORDED FEBRUARY 26, 1973 AS DOCUMENT NO. 549, OVER PARCEL 2 OF PARCEL MAP NO. 2526, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 59, PAGE 100 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL C: (APN: 3018-028-023) PARCEL 1 OF PARCEL MAP NO. 2069, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 33, PAGE 76 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT B

AERIAL MAP FOR GPA 23-0003, ZC 23-0003, TPM 84001, CUP 22-006, and SPR 22-007

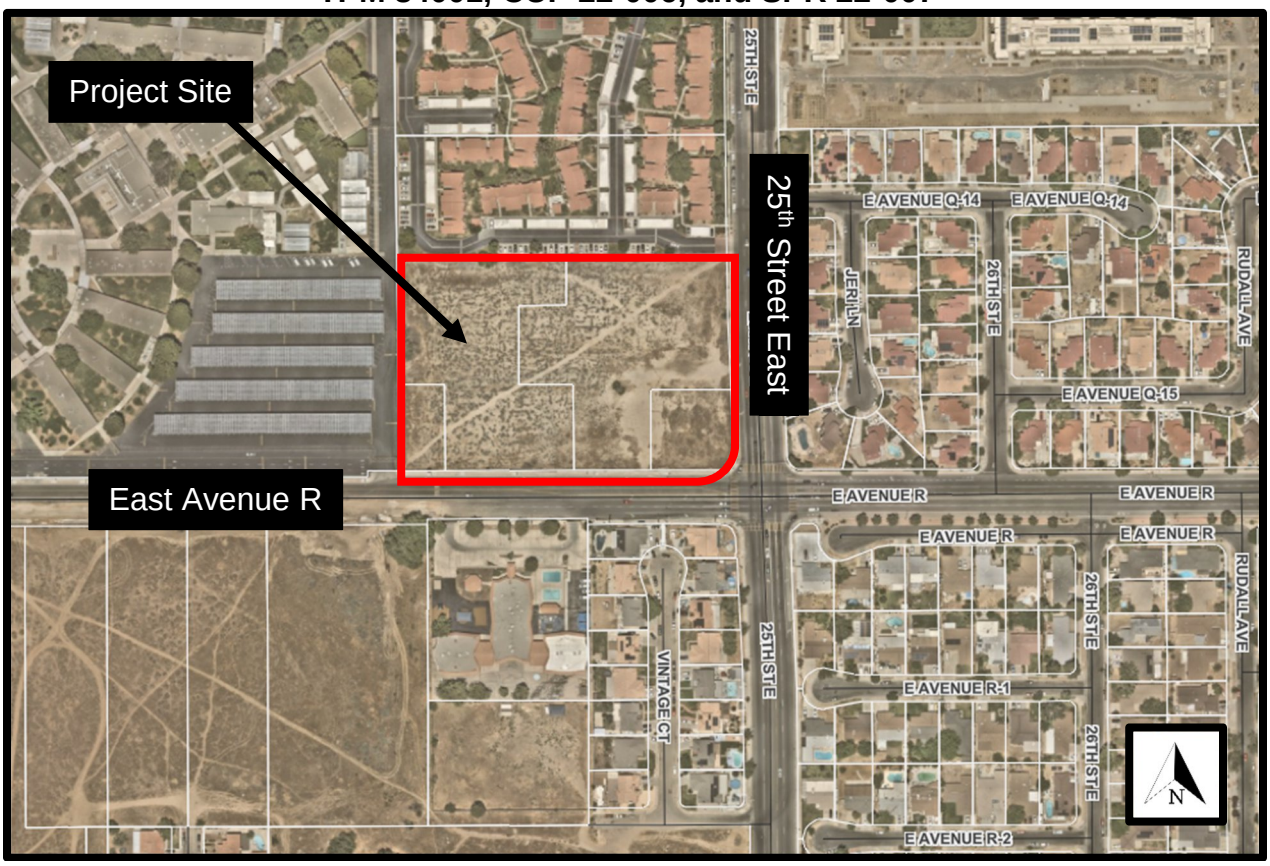


EXHIBIT C

GENERAL PLAN CONSISTENCY TABLE

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use and Community Design	LUD-1.1 Balanced Land Uses. Maintain a balanced land use pattern to support a broad range of housing choices, retail businesses, employment opportunities, educational and cultural institutions, entertainment spaces, and other supportive uses within long-established Palmdale neighborhoods and new growth areas.	Yes	The proposed fueling station, grocery store, and drive-through car wash will provide essential goods and services to an area of the city that currently lacks these facilities along East Avenue R between State Route 14 and 47th Street East. Notably, unlike most projects of this scale, the grocery store will not sell alcohol or tobacco products. Instead, it will offer pre-packaged food and snacks as defined by the PMC. The grocery store will create employment opportunities for local residents in Palmdale by having 15 employees. In addition, the proposed project will enable the development of a portion of a currently vacant site that is surrounded by existing developments, has access to necessary infrastructure, and is not hindered by significant topographic constraints.
	LUD-2.2 Preferred Development Patterns. In considering requests to amend the Land Use Map, encourage proposals for development in those areas which are functionally connected to developed portions of the city, have available infrastructure, and do not have significant topographic or jurisdictional barriers, or other similar constraints.		

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Circulation and Mobility	CM-7.1 Emerging mobility. Support new and emerging mobility innovations that are focused on improving equitable distribution of mobility services.	Yes	The proposed project promotes new and emerging mobility innovations by incorporating a fueling station with ten pumps. Four of these pumps will provide hydrogen fuel, supporting the future of hydrogen energy. This project is also the first of its kind in the City of Palmdale.

**Justification is based on a review by the case planner of the plans date stamped 'Received May 16, 2024'.*

EXHIBIT D

PALMDALE MUNICIPAL CODE STANDARDS

	Standard	Standard Met?	Justification*
Lot size	Minimum: 10,000 square feet Lot width: Lot depth (PMC Table 17.48.010-1. Development Standards - Commercial/Office Zones)	Yes	Parcel 1: 131,780 square feet (3.03 acres) Parcel 2: 110,675 square feet (2.5 acres)
Setbacks	Front: 5 feet Rear: 20 feet abutting residential Interior side: zero Street side: five feet (PMC Table 17.48.010-1. Development Standards - Commercial/Office Zones)		Front: 186 feet, four inches Rear: 120 feet, four inches Interior side: 41 feet, two inches Street side: 79 feet, nine inches
Building Height	Maximum building height: 35 feet (PMC Table 17.48.010-1. Development Standards - Commercial/Office Zones)		Grocery store: 27 feet Fuel canopy: 19 feet, six inches Drive-through carwash: 18 feet Hydrogen structure: 12 feet, eight inches
Landscaping	Landscaping shall meet all of the water efficient requirements and native vegetation shall be preserved where possible. (PMC Chapter 14.05, and PMC Section 17.86.010)	Yes	As specified within the draft Conditions of Approval, all landscaping will be installed in compliance with the PMC and native vegetation will be managed in compliance with the preservation plan required for the project.

	Standard	Standard Met?	Justification*
Parking	Grocery store: 25 spaces for the first 5,000 square feet; plus 4 spaces for every 1,000 square feet above 5,000 square feet Car wash: two spaces for every service bay or lane Fueling station: one space for every employee (PMC Section 17.87.060)	Yes	Grocery store: 33 are required and 34 are provided Car wash: two spaces are required and two are provided Fueling station: three are required and four are provided

**Justification is based on a review by the case planner of the plans date stamped 'Received May 16, 2024'.*

EXHIBIT E

DRAFT

CONDITIONS OF APPROVAL FOR GENERAL PLAN AMENDMENT 23-0003 ZONE CHANGE 23-0003 TENTATIVE PARCEL MAP 84001 CONDITIONAL USE PERMIT 22-006 SITE PLAN REVIEW 22-007

APPROVAL DATE: JANUARY 16, 2025
EFFECTIVE DATE: JANUARY 28, 2025
EXPIRATION DATE: TBD (UPON COUNCIL REVIEW)

These Conditions of Approval apply to General Plan Amendment (GPA) 23-0003, Zone Change (ZC) 23-0003, Tentative Parcel Map (TPM) 84001, Conditional Use Permit (CUP) 22-006, and Site Plan Review (SPR) 22-007 for the modification of the General Plan Land Use designation and zone from Mixed Use 2 to Neighborhood Commercial and subdivision of 5.69 acres into two lots to facilitate the construction of a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash located on the northwest corner of East Avenue R and 25th Street East (APN's: 3018-028-023, -052, -053; and -054). Any proposed change of use or expansion of the area or modifications to the site plan or structures shall be submitted to the Planning Division, along with the required application and fee, for review. For the purpose of these conditions, the term "applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval. For the purposes of these conditions, an * indicates that the condition is a mitigation measure.

GENERAL CONDITIONS:

1 Tentative Parcel Map 84001, Conditional Use Permit 22-006, and Site Plan Review 22-007 shall be inaugurated within three years or it shall automatically expire on TBD. This approval is based on the plans date stamped, 'Received May 16, 2024'. The project shall be considered inaugurated if applicable grading and/or building permits have been issued, construction is initiated, and ongoing. Cessation of construction activity for over 180 days will result in the lapse of this approval. (P)

2 This approval shall not become effective for any purposes until any appeal period has passed and the applicant has filed at the office of the Planning Division their notarized affidavit stating that they agree to and accept all of the Conditions of Approval as approved by the Reviewing Authority as set forth in Resolution No. PC-2025-001. (P)

3 Should this project not be inaugurated during the initial approval period, an extension of time not to exceed an additional two years for CUP 22-006 and SPR

22-007 and as allowed by the Subdivision Map Act for TPM 84001 may be granted by the Review Authority. Applications for time extensions must be filed a minimum of 90 days prior to the expiration date. Requests for time extensions must be accompanied by a formal application, all required exhibits and plans, and required application fees. (P)

4 This approval shall become null and void if a final map has not been timely filed prior to the expiration date in accordance with provisions of the Subdivision Map Act. An extension of time may be granted by the Review Authority upon submittal of a formal application, required exhibits and appropriate fees in accordance with the PMC. In granting any such time extension, the City may impose new conditions and standards on the tentative map, pursuant to Section 66452.6(e) of the Government Code. (P)(E)

5 Immediately upon approval of this project by the Review Authority, the applicant shall submit to the City a cashier's check or check, payable to the Los Angeles County Clerk in the amount of $2,968.75 for the environmental filing fee in compliance with the California Environmental Quality Act (CEQA) Guidelines. Furthermore, if the California Department of Fish and Wildlife (CDFW) determines that this project is not exempt from a filing fee imposed pursuant to Fish and Wildlife Code Section 711.4 because the project has more than a de Minimis impact on fish and wildlife, then the applicant shall also pay to CDFW any fee and any fine which the Department determines to be owed. (P)

6 This Tentative Parcel Map 84001 is granted for all boundary lines, easements, rights-of-way, and construction of off-site improvements as shown on the map date stamped 'Received May 16, 2024', as modified by these Conditions of Approval. Final map(s) shall be in substantial compliance with the Tentative Map and these Conditions of Approval. (P)(E)

7 The applicant shall comply with all requirements of the PMC, all requirements of the City ordinances, resolutions, and all applicable standards and policies that are in effect at the time that building permits are issued for the development. (P)(E)

8 As provided in Section 66498.1(b) of the Subdivision Map Act, the applicant shall comply with all requirements of the PMC, all requirements of City ordinances, resolutions, and all standards and policies that were in effect at the time that the applicant's application for a Vesting Tentative Map was deemed complete.

Furthermore, as provided in Government Code Section 66498.1(e), as amended, the City may impose conditions on subsequently required approvals and permits

as authorized by the PMC, and other applicable ordinances, resolutions, engineering standards, and policies.

9 The applicant shall defend, indemnify, and hold harmless the City its elected and appointed officials, officers, employees, and agents from and against any claim, action, or proceeding against the City, its elected and appointed officials, officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the Review Authority. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its elected and appointed officials, officers, employees, and agents in the defense of the matter. (P)

10 Pursuant to Government Code Section 66020(a), any party may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this development project. Required fees must be paid in full or arrangements must be made to pay the fee when due. Written notice of payment under protest must be filed with the City at the time of approval or conditional approval of this project or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions imposed on this project. (P)

11 The applicant shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with all pertinent requirements in the PMC, including the requirement that a business license be obtained by all entities doing business in the City. (P)

12 The use shall meet the standards and shall be developed within the limits established by the PMC related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation. (P)

13 The applicant shall be responsible for the ongoing maintenance and upkeep of undeveloped portions of the site, in accordance with the property maintenance requirements as set forth in the PMC Chapter 8.36 (Regulation of Property Maintenance). (P)

14 When exhibits and written Conditions of Approval are inconsistent, the written conditions shall prevail. (P)(E)

15 Off-site public improvements (streets, drainage, sewers, etc.) may be necessary to adequately serve this subdivision/development. If off-site public improvements are required, said improvements shall be located within public easements. This Tentative Parcel Map and SPR approval is subject to the applicant's acceptance of the City requirements for the acquisition of said public easements, at the sole cost and expense of the applicant. The City Engineer shall have the authority to withhold approval of any affected improvement plans for failure to satisfy this Condition. (E)

16 The applicant shall participate in such on-site and off-site water service improvements or wells as may be required by the serving water purveyor/master. (E)

17 Coordination with utility companies by the applicant's engineer during design shall be required to ensure that required public improvements are not in conflict with existing or proposed utilities. (E)

18 Transmission or distribution lines less than 50kV and all other utility lines, existing and proposed, shall be installed underground in accordance with the PMC Chapter 12.04 (Underground Utilities). (E)

19 All plans, specifications, studies, reports, calculations, maps, notes, legal documents, and designs shall be prepared, signed, and stamped (when required) only by those individuals legally authorized to do so. Development plans must be prepared, signed, and stamped by a California Registered Civil Engineer. (E)

20 Sign approval for the project is a separate process requiring the issuance of a sign permit and building permits and is subject to review and approval by the Planning Division and Building and Safety Division. (P)(B&S)

21 The applicant shall provide a complete set of street improvement plans for review and comment to utility providers including but not limited to the following: (E)

21.1 Water District

21.2 Southern California Edison

21.3 Southern California Gas Company

21.4 AT&T

21.5 Cable TV

22 Intersection sight distance and stopping sight distance shall be shown to meet the required standards both horizontally and vertically at all vehicular ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. (TE)

23 Parcels with less than 150 feet of frontage shall provide joint access subject to the approval of the City Engineer. (TE)

24 Left-turn ingress and/or egress at all access locations shall be subject to approval of the City Engineer and may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered. (TE)

THE FOLLOWING CONDITIONS SHALL BE ADDRESSED WITH THE SUBMITTAL OF GRADING PLANS OR PRIOR TO ISSUANCE OF A GRADING PERMIT:

25 The site plan shall identify interior traffic flow pattern. (TE)

26 The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. The design of these areas shall be reviewed and approved by the applicable City departments and shall comply with Title 24 Handicapped Accessibility Standards and City Building Codes, current edition. (TE)

27 The site plan shall indicate the alignment of all adjacent streets, turn lanes, medians, bus turnouts, and location of project entrance(s), drive aisles, traffic control devices, sidewalks, landscape setbacks, and location of other infrastructure. (TE)

28 The applicant shall coordinate with the City and the Antelope Valley Transit Authority (AVTA) to ensure right-of-way and street construction shall include provision of bus stop amenities (shelter/bench and trash can) unless AVTA deems such is not necessary. Design shall be subject to the approval of the City Engineer and AVTA. (TE)

29 *Nesting bird surveys shall be conducted by a qualified Biologist three days prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. Surveys shall be conducted within 500 feet of the Project site. In general, impacts to all bird species (common and special status) will be avoided by conducting work outside of the nesting season (generally

February 1st to September 15th), and conducting a worker awareness training. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. Avoidance buffers will be 100 feet for common avian species, 300 feet for listed or highly sensitive species, and 500 feet for raptors. The buffer should be delineated by temporary fencing and remain in effect as long as construction is occurring. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors. (P)

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

31 *Prior to initiation of any grading, drilling, and/or excavation activities, a PRIMP shall be approved by the City and the construction contractor shall hold a preconstruction meeting to be attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the project owner or developer, and a representative of the lead agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials. (P)

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

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

fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery. (P)(E)

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

35 *In the Event of an Inadvertent Discovery - If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work. (P)(E)

36 *Disposition and Treatment of Inadvertent Discoveries - The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground-disturbing activities. (P)

37 *In the Event of Inadvertent Discovery, Human Remains - If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease, and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin. (P)

38 *In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and

a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-7, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find so as to provide Tribal input with regards to significance and treatment. (P)

39 *If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-7. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. (P)

40 *The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in TCR-4, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site. (P)

41 *Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project. (P)

<u>Site and Architectural Design</u>

42 The applicant shall submit the final site plan, floor plans, architectural elevation(s), and photometric lighting plans to the Planning Division for review and approval along with required fee(s) for plan check review through the Accela Citizen Access portal. Such plans shall be fully dimensioned and in substantial conformance with those approved by the Review Authority. Plans shall address the following: (P)(TE)(BS)(PS)

42.1 Utility and transformer boxes, backflow devices, and other similar equipment facilities shall be placed underground unless otherwise specified and approved. Screening shall be compatible with main structures and include landscaping where appropriate. All electrical switchgear shall be located within an electrical or utility room within the building which may be accessible from an exterior door or doors. Exterior surface-mounted switchgear shall be prohibited.

42.2 The location of all devices required by the water district shall be shown on the site plan. All such devices shall be screened with a low-profile wall to match the building or another method as approved by the Planning Manager.

42.3 The location and method of screening for all roof-mounted equipment shall be demonstrated, including but not limited to air conditioning and heating units, plumbing flues, and vents. All equipment shall be screened from public view. All roof-mounted equipment shall be screened from view by parapet walls or other architectural means. The applicant shall demonstrate to the satisfaction of the Planning Manager that no roof-mounted equipment will be visible from the public right-of-way. A line-of-sight drawing showing full screening of the roof-mounted equipment by the building parapets shall be submitted to the satisfaction of the Planning Manager.

42.4 Exterior ladders providing roof access and exterior downspouts shall be prohibited. Access to the roof and all gutters/downspouts shall be concealed within buildings.

42.5 Any proposed bollards shall include a decorative cover consistent with the architectural style of the associated building. Safety Yellow-colored pipe style bollards shall only be permitted in areas hidden from the public right-of-way.

42.6 The location and enclosure details of refuse containment areas are to be in compliance with PMC Chapter 17.85.020 (Refuse and Recycling). Refuse and recycling enclosures shall be screened by a six-foot decorative masonry block wall/material compatible with the main structure(s). A self-closing gate constructed of solid metal material painted to match the enclosure and a solid decorative roof treatment shall be provided. Refuse enclosures shall be designed to meet or exceed the minimum capacity requirements of the development as determined by PMC Chapter 15.30 (CALGreen Recycling Requirements), PMC Chapter 17.85 (Utilities and

Services), and waste hauler. Enclosures shall be located to provide unobstructed 24-hour access to refuse collection vehicles.

Lighting

42.7 The photometric lighting plan for parking areas shall comply with applicable standards contained in the PMC Section 17.86.030 (Outdoor Lighting).

42.8 All exterior lighting shall be decorative and appropriate for the architecture of the associated building. Light fixtures shall comply with PMC Section 17.86.030 (Outdoor Lighting) and shall not project above the fascia or roof line of the building.

42.9 Buildings shall have exterior security lighting fixtures or wall packs installed that are protected by a weather and vandal-resistant covering. Security lighting must follow the specifications of the PMC Section 17.86.030 (Outdoor Lighting).

42.10 Parking lot lighting shall comply with applicable standards contained in the PMC and shall not be obstructed by trees or other landscaping.

42.11 Pedestrian walkways shall have sufficient decorative pathway lighting.

42.12 Exterior door, perimeter, canopy, and parking area lights shall be controlled by photocell and shall be left on during hours of darkness or diminished lighting.

42.13 All parking lots, aisles, and grounds contiguous to buildings shall be provided with sufficient lighting to provide adequate illumination for the safety and security of vehicles and pedestrians using the site during the hours of darkness or diminished lighting. Such lighting shall be equipped with vandal and weather resistant covers/lenses and comply with specifications of the PMC.

Circulation/Parking Safety and Loading Areas

42.14 The site plan shall identify the interior traffic flow pattern.

42.15 Driveways shall have a minimum radius of 15 feet.

42.16 The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. The design of these areas shall be reviewed and approved by the applicable City departments and shall comply with Title 24 Accessibility Standards and current City Building Codes.

42.17 The site plan shall indicate the alignment of all adjacent streets, turn lanes, medians, bus turnouts, the location of project entrance(s), drive aisles, traffic control devices, sidewalks, landscape setbacks, and the location of other infrastructure.

42.18 All walkways perpendicular to parking stalls shall be a minimum of seven feet in width.

Use Related

42.19 The site plan shall provide a Building Code Analysis showing the occupancy of each building, the allowable area of the buildings, and the proposed areas of the building. (Adopted codes are the 2022 California Building Codes with Palmdale amendments.)

Development Landscaping Requirements

43 The landscape plans shall comply with all provisions of PMC Chapter 14.05 (Water Efficient Landscape and City Landscaping Standards). (E)

44 The applicant shall submit landscape and irrigation plans for all project landscaping improvements to the Engineering Division for review and approval through the Accela Citizen Access Portal. The applicant is responsible to pay all plan review fees for the improvements reflected on the landscape plans prior to the plans being reviewed. All landscape permit and inspection fees shall be paid prior to the issuance of a landscape permit. These plans shall include, but not be limited to, the following items: (P)(E)(PS)

44.1 Trees in the parkways shall not exceed a spacing approved by the City Engineer for the species proposed.

44.2 Where trees are incorporated into the landscape design of common or open areas, all trees shall be a minimum one-inch caliper in a 15-gallon or larger container size. Fifty percent of the trees shall be a minimum two-inch caliper in a 24-inch box size or larger container. Twenty percent of the trees shall

be a minimum two-and-a-half-inch caliper in a 36-inch box size or larger container. The trunk caliper shall be measured four and a half feet above the root crown. Any Washingtonia spp. or similar palm trees proposed shall have a minimum of 12 feet of brown trunk height.

44.3 All shrubs shall be a minimum five-gallon size. If one-gallon plants are proposed to be used as a ground cover (i.e., with drip irrigation), such planting shall be supplemented with additional five-gallon plant material to provide variation in texture and height.

44.4 All plant material shall be indicated on the landscape plans with symbols that are 75 percent of a diameter of the mature size of the plant. When determining mature plant size, the lower end of the size range shall be used (for example, if a plant is indicated to have a mature size of six to ten feet, a six-foot diameter shall be used when graphically indicating the plant material on the plan).

44.5 All landscape areas shall be enclosed by a six-inch raised concrete curb. Differences in planting areas or landscaping ground cover materials shall be separated by approved landscape edging or concrete mow strips.

44.6 All slopes steeper than 3:1 shall be landscaped for erosion control per the Engineering Design Standards.

44.7 Backflow devices shall be screened with a solid Le Meur cover or equivalent and landscaping.

44.8 All plant material sizes and calipers shall conform to the American Standard for Nursery Stock, ANSI (Z60.1) 2014.

44.9 Landscaping shall be provided within parking areas so that at least 15 percent of the surface area of the parking lot is landscaped (excluding perimeter and front setback landscaping). Landscaping shall be dispersed throughout the parking lot to provide shade throughout the lot.

44.10 A minimum of one canopy tree for every four parking stalls (or eight parking stalls when two rows of four share a common frontage) shall be provided.

44.11 A minimum 50 percent of the parking lot trees shall be a minimum 24-inch box size and with a minimum two-inch caliper. Twenty percent of the trees

shall be a minimum two-and-a-half-inch caliper in a 36-inch box size or larger container.

44.12 Landscape planters shall be a minimum of six feet in width (inside dimension), except that tree wells located between parking rows and spaces may be a minimum of four feet in width (inside dimension). All landscaping and planting within paved areas shall be contained within raised planters surrounded by six-inch concrete curbs. Tree areas shall be planted a minimum of five feet from walls, walkways, or buildings. To protect the hardscape and encourage deep root development, root barriers shall be installed during planting operations.

44.13 Wheel stops or curbs shall be placed a minimum of 30 inches away from the trunk of any tree.

44.14 Landscape islands, a minimum 10 feet in width with minimum aisle turning radii of 10 feet shall be provided at the end of all parking rows, except where parking rows directly abut buildings, sidewalks, wall, or similar features.

44.15 Parking rows containing 15 or more spaces shall contain one landscape island within the interior of the parking row for each 15 parking spaces in addition to the required row end landscape islands.

44.16 Landscape islands shall not extend closer than three feet from the aisle end of the adjacent parking space(s).

44.17 Landscape islands shall be designed with a six-inch curb and a minimum one-foot paved area where abutting the side of parking stalls. Paved areas of landscape islands shall not be counted toward fulfilling landscape requirements.

44.18 All landscape islands, which are located at the front of head-in parking spaces, shall be designed with a minimum two-and-a-half foot area free from vegetation where the front of a vehicle may overhang the island. The overhang area shall be surfaced with non-living landscape material such as gravel or rock. Two and a half feet of the overhang area may be counted as part of the overall parking space length.

44.19 Landscaping along the western and northern property lines shall be defined by use of a six-inch concrete curb or a block wall or six-inch concrete mowing strip or a combination thereof.

44.20 Parking areas located adjacent to Avenue R shall contain a low-profile wall, berm, or lowered parking area, at least three feet in height, designed to screen vehicles from the adjacent street.

44.21 Landscaping located within the vehicle sight distance triangle shall be designed and maintained in a manner that does not block the view at driveways and adjacent intersections. Landscaping shall not exceed three feet in height within the sight distance triangle.

44.22 On-site landscaping should not provide hiding places. Limit surrounding landscaping to low-growth plants no higher than two feet.

44.23 Trees that will not block area surveillance or light distribution shall be utilized. Tree canopies shall be no lower than six feet.

44.24 Landscaping located beneath a window shall be no taller than the windowsill and maintained at this standard. Barrier plants shall be used below and to the sides of windows when feasible.

45 Slope erosion control and street trees shall be installed to the satisfaction of the City Engineer. (E)

<u>Project Grading/Wall/Fences Requirements</u>

46 The applicant shall submit a current Title Report for the subject property, dated within six months of the date for civil plan submittal. This submittal shall include a declaration of all easements of record and copies of all easements/declaration instruments referenced within the report. (E)

47 Grading and Wall plans shall be submitted for review and approval to the Engineering Division through the Accela Citizen Access Portal. Approval by both the City Engineer and Planning Manager shall be obtained prior to the issuance of a Grading Permit. Final grading and wall concepts shall be in substantial conformance with those shown on the approved site plan, conceptual grading plan, and in accordance with the following: (P)(E)(B&S)

47.1 *Northerly Boundary - The applicant shall provide a six-foot-high decorative wall constructed of concrete masonry wall as described in mitigation measure N-1.

47.2 Westerly Boundary - The applicant shall provide a six-foot-high decorative wall constructed of concrete masonry wall.

47.3 If a wall is not proposed, where commercial or industrial property share a property line with a commercially or industrially designated property, a minimum of a six-inch wide concrete mow strip shall be provided.

47.4 All corner lots shall contain a decorative masonry block wall on the street side of the lot.

47.5 All interior property line walls, if proposed, shall be constructed of masonry, wrought iron, durable vinyl, or other similar durable materials as approved by the Planning Manager.

47.6 Proposed retaining walls or engineered free standing walls shall be submitted to Building and Safety Division for review and approval. Said wall types shall require a building permit prior to construction.

48 In all cases where a required wall is to be located adjacent to the top of a 2:1 or greater slope the wall shall be set back a minimum two and a half feet from the crest of that slope on the level side. All slope and wall configurations shall meet the setback requirements of the City Building Code. (P)(E)(B&S)

49 The exterior face and footings of all project perimeter walls shall be located no more than two inches from the property line on the subject property except where appropriate off-site easements have been obtained. (P)(E)

50 Double boundary walls between developments are prohibited except as approved by the Planning Manager and City Engineer. (P)(E)

51 The final grading plan shall indicate that all rear and interior side yard slopes are up slopes to property lines as indicated on the tentative map. (P)(E)

52 The applicant shall incorporate into the project design all existing easements within the project boundaries or obtain abandonment of said easements from the affected easement holder(s). If this requirement cannot be accomplished, the project shall be redesigned accordingly to the satisfaction of the Planning Manager, City Engineer, or the Review Authority. (P)(E)

52.1 The applicant shall vacate the existing sewer easement as part of the review of the final Parcel Map.

53 All manufactured slopes on or adjacent to project boundaries shall meet the setback requirements of the current City Building Code. A recorded off-site Slope

Acceptance Letter from all affected property owners shall be submitted to the City Engineer prior to approval of grading plans for any off-site slope not meeting these requirements. In addition, all slopes are required to meet City Standards with respect to erosion control. (E)

54 The applicant shall submit a temporary erosion control and sedimentation plan for approval by the City Engineer prior to grading plan approval and grading permit issuance when grading activity will occur between October 1st and April 15th. Said erosion control plan shall provide appropriate dust control measures per City and Antelope Valley Air Quality Management District (AVAQMD) Standards to minimize nuisance from dust at all times. (E)

54.1 The applicant shall submit a dust control plan to AVAQMD for review and shall obtain clearance from said agency prior to issuance of a City grading permit. The applicant shall provide proof of compliance with all AVAQMD requirements and applicable fees.

55 From the beginning of the first ground disturbing activity until the use has been released for occupancy, the following are required of the applicant: 1) have erosion control measures, per an approved Erosion Control and Sedimentation Plan, in place during the rainy season (October 15 - April 15); and 2) provide appropriate dust control measures, per City and AVAQMD Standards, to minimize nuisance from dust at all times. (E)(B&S)

56 This project shall be designed and constructed in accordance with the stormwater pollution control requirements of the Lahontan Region of the California Regional Water Quality Control Board. Prior to the issuance of a grading permit, the applicant shall file a Notice of Intent with the Lahontan Region of the California Regional Water Quality Control Board to comply with the applicable National Pollution Discharge Elimination System (NPDES) requirements. The applicant shall submit a copy of the Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer. (E)

57 A drainage acceptance letter from each affected property owner shall be submitted to the City Engineer when the pre-developed storm runoff onto any adjacent property is increased, concentrated, diverted, or changed in any form as required by State law. (E)

58 A final hydrology study and hydraulics report shall be prepared for this project and approved by the City Engineer. The hydrology study and hydraulics report shall

address on-site and off-site conditions and impacts based on the City of Palmdale adopted Storm Water Management Policy. (E)

59 Based on the findings of the final hydrology and hydraulics report, the applicant shall be responsible, at their own expense, for any and all improvements imposed on the project by the Engineering Division to the satisfaction of the City Engineer. (E)

60 All nuisance water generated from this development shall be mitigated on-site in accordance with City's Design Standards requirements. (E)

61 An on-site-storm drainage basin or underground storage chamber shall be required for this development. Regular maintenance shall be the responsibility of the applicant or their City approved designee. (E)

62 This development shall be designed in accordance with the City's Floodplain Management Ordinance, Master Plan of Drainage, and related criteria within the Engineering Design Standards. (E)

62.1 All drainage facilities shall be designed to be compatible with Master Plan of Drainage facilities. Applicant shall provide system piping to allow for the future elimination of the drainage basin.

62.2 Reimbursement for drainage facilities shall only be considered for the applicant's dedication and construction of those facilities depicted on the City's Master Plan of Drainage in accordance with Section 66486 of the Government Code.

63 Filtration devices shall be required for this project to remove pollutants from stormwater and on-site nuisance water in accordance with the approved drainage plan. No nuisance water generated from this development shall be allowed outside the boundaries of this development unless authorized by the City Engineer. Appropriate measures shall be taken to protect dry wells and basins from silt during grading operations and any off-site flow from undeveloped areas designed to flow through subdivision. (E)

64 The applicant shall submit geotechnical reports, prepared in accordance with the City's Engineering Design Standards, to the City Engineer for review and approval prior to the approval of a grading permit. (E)

65 The applicant shall enter into a Subdivision and Development Improvement Agreement and post securities for grading operations with the City and pay all applicable fees. Grading activities extending beyond phase boundaries shall require approval of the City Engineer and Planning Manager. Such grading activity shall be reflected in the Subdivision and Development Improvement Agreement of the phase which requests such grading. (E)

66 Grading shall be designated “Engineering Grading” per City Building Code and shall be done in accordance with an approved grading plan. All grading work shall be performed in one continuous operation, or in phases as approved by the Planning Manager and the City Engineer. (E)

67 A sanitary sewer-area study for this project shall be prepared and submitted to the City Engineer for review and approval. A public sanitary sewer system is to be dedicated to the City with private laterals to each building. The system shall be designed and installed as the only method of sewage disposal for this subdivision. Coordination and clearance must be obtained from Los Angeles County Sanitation District prior to the issuance of a sewer permit. (E)

68 The applicant shall obtain sufficient off-site sewer easements and design and construct an off-site outfall sewer with supplemental size, capacity, and length as required by the City Engineer. The City Engineer shall have the right to withhold approval of any affected improvement plans for failure to satisfy this condition. (E)

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH RECORDATION OF THE FINAL MAP:

69 The applicant shall provide written evidence to the Planning and Engineering Divisions that approval has been obtained from the Los Angeles County Fire Department. (F)(P)(E)

70 The applicant shall provide standard street improvements for Crosstown roadway classification streets, along the north half of East Avenue R across the project frontage. The design shall be based on a 107-foot right-of-way on an acceptable centerline profile extending a minimum of 300 feet beyond the project where applicable. Improvements listed below shall be constructed and operational prior to occupancy release. These improvements shall consist of: (E)

70.1 Curb and gutter,

70.2 Sidewalk (width = eight feet),

70.3 Roadway grading and paving, overlay and/or match-up, as directed by City Engineer,

70.4 Traffic control signs and devices as required by the City Engineer,

70.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer,

70.6 Wheelchair ramp(s) at all walk returns,

70.7 Roadway drainage device(s),

70.8 Streetlights,

70.9 Dedicate an additional seven feet of right-of-way for future roadway improvements,

70.10 Dedicate sufficient right-of-way for corner cut-off in accordance with the City's Engineering Design Standards,

70.11 Dedicate the right to restrict vehicular access along East Avenue R to the City of Palmdale,

70.12 Dedicate and construct a four-foot-wide minimum Americans with Disabilities Act (ADA) by-pass at all proposed driveway approaches, and,

70.13 Provide a minimum four-foot sidewalk clearance around any object.

71 The applicant shall provide standard street improvements for Crosstown roadway classification streets along the west half of 25th Street East across the project frontage. The design shall be based on a 102-foot right-of-way on an acceptable centerline profile extending a minimum of 300 feet beyond the project where applicable. Improvements listed below shall be constructed and operational prior to occupancy release. These improvements shall consist of: (E)

71.1 Curb and gutter,

71.2 Sidewalk (width = eight feet),

71.3 Roadway grading and paving, overlay and/or match-up, as directed by City Engineer,

71.4 Traffic control signs and devices as required by the City Engineer,

71.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer,

71.6 Wheelchair ramp(s) at all walk returns,

71.7 Roadway drainage device(s),

71.8 Streetlights,

71.9 Raised median,

71.10 Dedicate an additional two feet of right-of-way for future roadway improvements,

71.11 Dedicate sufficient right-of-way for corner cut-off in accordance with City's Engineering Design Standards,

71.12 Dedicate the right to restrict vehicular access along 25th Street East to the City,

71.13 Dedicate and construct a four-foot-wide minimum ADA by-pass at all proposed driveway approaches, and,

71.14 Provide a minimum four-foot sidewalk clearance around any object.

72 The applicant shall enter into a Subdivision Improvement Agreement and post securities with the City and pay all applicable fees at the time of subdivision approval for those improvements necessary to support this subdivision, as determined by the City Engineer. If any transfer of ownership/title of land within this proposed subdivision takes place prior to the release of all agreements and securities, the new applicant shall be required to enter into a separate Subdivision Improvement Agreement with the City and pay all applicable fees. Agreement and securities with the prior applicant will be released after the agreement and securities with the new applicant take effect. (E)

73 The applicant shall submit full sized copies of the final recorded map in the form of one set of mylar and three sets of blueline to the City Engineer and shall also submit an 8-1/2 by 11-inch mylar copy of the final map to the Planning Manager and City Engineer. The applicant shall provide a computerized .dwg format of the

final recorded tract map which is compatible with the City's Geographic Information Systems (GIS) to the City Engineer. The final map shall be projected in NAD 83 State Plane Zone (five feet). (E)

74 Access rights shall be granted to the City for the purpose of allowing access over private drives within the development for all City vehicles, including police, fire, and other emergency vehicles. The document(s) recording this access shall be prepared by the applicant for review and approval by the City Engineer. (E)

75 Will Serve letters will be required before the map is submitted to City Council for approval. The following is a list of the minimum Will Serve letters required: (E)

75.1 Water District

75.2 Southern California Edison

75.3 Southern California Gas Company

75.4 Cable TV

75.5 Los Angeles County Sanitation District

75.6 School District

75.7 Telephone Company

76 A preliminary title report and subdivision guarantee is needed showing all fee interest holders, all interest holders whose interest could ripen into a fee, all trust deeds, together with the names of the trustee and all easement holders. The account for this title report shall remain open until the final tract map is filed with the County Recorder. No easements shall be granted and recorded until after the final map is recorded unless approved by the City Engineer and subordinated to any City easements by a certification upon the title sheet of the final map prior to the grant. (E)

77 The applicant shall record a reciprocal access, parking, maintenance, sewer, and drainage agreement. A copy of said agreement shall be submitted to the Planning Manager, City Engineer, and City Attorney for review and approval prior to recordation. The applicant shall be responsible for all attorney costs associated with this review. (P)(E)

78 In cases where the applicant indicates that multiple final maps will be filed, a Phasing Plan shall be submitted for review and approval by the Planning Manager and City Engineer. Pursuant to Government Code 66456.1, multiple final maps (phasing of tentative map) shall not be authorized for this tentative map until such time as the City of Palmdale has had the opportunity to evaluate the phasing and impose reasonable conditions related to the phasing. (E)

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH ISSUANCE OF BUILDING PERMITS:

79 The applicant shall pay all fees at the time fees are determined payable and comply with all requirements of the applicable Federal, State, and local agencies, including, but not limited to, the following:

Antelope Valley Air Quality Management District
Antelope Valley Union High School District
Los Angeles County Consolidated Fire District
Los Angeles County Department of Health Services
Los Angeles County Sanitation District
Palmdale School District
Palmdale Water District
Regional Water Resources Control Board

The duty of inquiry as to such requirements shall be upon the applicant. Receipt and proof of payment shall be provided to the Building and Safety Division prior to issuance of any building permits. (P)(E)(F)(B&S)

80 A striping and signing plan, subject to the approval of the City Engineer, shall be provided prior to the approval of the street improvement plans. (TE)

81 The applicant shall comply with all applicable development regulations and requirements prior to the issuance of any building permits on the subject property. (P)(E)(B&S)

82 The project shall comply with all requirements of PMC Chapter 13.05 (Sewer Collection Service Charges). (E)

83 Water mains shall be designed to meet or exceed the total flow requirements determined from domestic flow and fire flow for this development. Required domestic flow shall be calculated by the applicant’s engineer. Fire flow shall be determined by the Los Angeles County Fire Department. (E)

84 The plans and specifications for the water delivery system shall be submitted for approval to the responsible water purveyor prior to final approval of this development by the City Engineer. In all cases where water system facilities have not been installed prior to filing this development with the City Engineer for final approval, the applicant shall submit a Labor and Materials bond in addition to one of the following: (E)

84.1 An Agreement and Faithful Performance bond in the amount approved by the City Engineer to be sufficient to guarantee installation of the improvements; or

84.2 An Agreement and evidence satisfactory to the City Engineer showing that the applicant has entered into a contract with the serving water utility for establishing a security guaranteeing payment for the installation of the improvements.

85 Street lighting plans shall be reviewed and approved separately of the approval of the street improvement plans. Street lighting plans and electrical plans shall be submitted to the City Engineer for review and approval and to Southern California Edison (SCE) for reference. Electrical plans shall be prepared by a Registered California Electrical Engineer. (E)

86 The applicant shall petition the City to form a Streetlight Benefit Assessment District for the ownership and maintenance of streetlights and appurtenant facilities. Such annexation shall be formed concurrently with, or prior to, recordation of the final map at the sole cost and expense of the applicant, and the applicant's deposit of the estimated costs thereof shall be required prior to such actions by the City. If the City is unsuccessful in the annexation to the Streetlight Benefit Assessment District, the applicant shall propose an alternative maintenance entity and shall be responsible for the maintenance of the streetlights and appurtenant facilities until such time that an alternative maintenance entity assumes the maintenance. All costs associated with the annexation of an alternative maintenance entity shall be paid by the applicant. (E)

87 Easements for all on-site utilities, public and private, shall be granted and recorded for maintenance and upkeep. Such easements may include, but are not limited to, sewer, water, electric, gas, telephone, storm drains, detention basins, and landscaping. (E)

88 All sanitary sewer mains to be dedicated to the City are required to submit as-built plans and have TV video inspection prior to final acceptance for maintenance. (E)

89 At completion of rough grading, the applicant shall submit appropriate reports and statements (Certifications) to the City Engineer for review and approval prior to the release of rough grading. The City of Palmdale Building Code requires these reports from the field or supervising grading engineer, the soils engineer, the geologist, and the grading contractor. (E)(B&S)

90 The applicant shall obtain addresses established by the City Engineer and pay applicable processing fees for all lots of residential subdivisions. Commercial subdivisions are addressed by the Building and Safety Division upon application for a building permit. (E)(B&S)

Impact Fees

91 This development is located within the Pearland Natural Drainage Area/Basin as defined by the City's Master Drainage Plan and approved by Resolution 89-75. The applicant shall comply with the provisions of PMC Chapter 3.38 (Drainage Fee Requirements). The applicant shall pay the applicable drainage fees to the Engineering Division in the amount that is in effect at the time such fees are to be collected. Payment of drainage fees for all areas within the map boundaries which are disturbed by grading are due upon submittal of rough grade certification, prior to building permit issuance. (E)

THE FOLLOWING CONDITIONS SHALL BE MET WHILE CONSTRUCTION ACTIVITIES ARE ON-GOING:

92 Adequate sanitary disposal facilities shall be required on-site during all phases of construction. (E)(B&S)

93 Grading shall be done in accordance with a grading plan prepared by the applicant's Registered Civil Engineer. All grading work shall be performed in one continuous operation or in phases as approved by the Planning Manager and the City Engineer. (P)(E)

94 If this tentative map is to be phased, the applicant shall have all basin(s) and any temporary grading or structures necessary to convey runoff to basin(s) in an operable condition prior to completion of rough grading of proposed streets for the first phase. (E)

95 All existing utilities interfering with the new construction shall be relocated at the developer's expense. (E)

96 Signing and striping shall be provided for all roadway improvements. (TE)

97 The applicant shall comply with all City and State guidelines and requirements for traffic control during construction and prior to final project acceptance. (TE)

98 *Should unanticipated or inadvertent surface and/or subsurface prehistoric or historic archaeological resources, built environment, and/or tribal cultural resources appear to be encountered during construction or maintenance activity associated with this project, then all work must halt within a 60-foot radius of the discovery until a qualified professional can evaluate the discovery. If the finds are archaeological or historic in nature, then an archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and/or historic archaeology have evaluated the significance of the find. This archaeologist shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following shall apply depending on the nature of the find: (P)(E)
If the professional archaeologist determines that the find does not represent a cultural resource, then work may resume immediately, and no agency notifications are required.

If the professional archaeologist determines that the find does represent a cultural resource from any time or cultural affiliation then, depending on the nature of the discovery, appropriate treatment measures shall be developed.

If the find represents a Native American or potentially Native American resource that does not include human remains, which may or may not include a Tribal Cultural Resource, then the archaeologist shall consult with appropriate Tribe[s] on whether or not the resource represents either a Tribal Cultural Resource or a Historical Resource, or both, and, if so, consult on appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Tribal Cultural Resource or Historical Resource; or 2) that the treatment measures for the Tribal Cultural Resource or Historical Resource have been completed.

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO OCCUPANCY OF THIS PROJECT:

99 All public improvements shall be completed and accepted by the City. (E)

100 At completion of final grading, the applicant shall submit appropriate statements (Certifications) to the City Engineer prior to release of final grading. The City

requires that these be submitted by the field or supervising grading engineer and/or the landscape architect. (E)

101 Any broken, damaged, or non-compliant curb, gutter, sidewalk, and pavement on streets within or along the frontage of the development shall be repaired. Any existing driveways that are not to be used shall be replaced with standard curb, gutter, and sidewalk. (E)

102 The applicant shall improve any private street(s) or access drives for this project according to the plans approved by the City Engineer. (E)

103 The project shall be constructed in accordance with all the approved plans, including but not limited to site plans, grading plans, wall plans, landscape/irrigation plans, lighting plans, and elevations. (P)(E)

104 An industrial waste permit from the City Public Works Department shall be required for this project sewer discharge. (E)

105 The applicant shall comply with the provisions of Chapter 3.40 (Traffic Impact Fee Ordinance) of the PMC. The applicant shall pay the applicable traffic impact fees to the Building and Safety Division in the amount that is in effect at the time such fees are to be collected pursuant to the provisions of Chapter 3.40 of the PMC. (TE)

106 If deemed necessary by AVTA and the City, the applicant shall coordinate with the City and the AVTA to install a bus bench and shelter on the project frontage. The design shall be subject to the approval of the City Engineer and the AVTA. (TE)

THE FOLLOWING CONDITIONS SHALL BE MET AS AN ON-GOING ELEMENT OF THE PROJECT:

107 All parking facilities shall be maintained in good condition in accordance with the provisions of PMC Chapter 17.87 (Off-Street Parking and Loading). The maintenance thereof may include, but shall not be limited to, the repaving, oiling, and striping of a parking area and the repair, restoration, and/or replacement of any parking area design features when deemed necessary by the Planning Manager to ensure the health, safety, and welfare of the general public. (P)(E)

108 All owners, future owners, heirs, or assigns of the property shall be required to maintain all private drainage facilities in good working condition, as determined by the City Engineer, and shall be responsible for any damages associated with the private drainage facilities and for any costs incurred by the City for emergency

maintenance, repairs, and any other efforts to keep the private drainage facilities in good working condition and/or to ensure the health, safety, and welfare of the general public. The developer shall record a covenant upon the property regarding said maintenance. (E)

109 The applicant shall fully cooperate with any adjacent property development to provide improved site access in the future, including but not limited to the closure, removal, sharing, or relocation of project parking, landscaping, driveways, and drive-aisles. (TE)

110 Private streets and parking lots often attempt to install speed bumps or humps to control speed on their site. Palmdale Municipal Code 10.04.100 prohibits the installation of such devices. If any of these devices are installed while this ordinance is in effect, the owner will be required to remove these devices at their own expense. (TE)

111 Alarm buttons or other activation devices shall be placed at the check stand, in the administration office, and in any other locations deemed appropriate by management. (PS)

112 Storage rooms, including food, pantry, roof access doors, maintenance, mechanical, electrical, and other room doors that contain property susceptible to theft, shall be covered by a silent intrusion alarm system. (PS)

113 Any office or room where funds are counted should have a solid core door with a minimum thickness of 1¾” and should be secured by a deadbolt lock with a minimum throw of one inch. The door should also include a one-way vision panel with burglary-resistant glazing to provide visual surveillance of the store's interior. (PS)

114 Outside hinges on all exterior doors shall be installed with non-removable pins when pin-type hinges are used or shall be installed with hinge studs to prevent door removal. (PS)

115 Any delivery and/or receiving door(s) shall have a peephole/vision panel and a delivery notification system. (PS)

116 A security height marker shall be installed on all public entrances/exits. (PS)

117 Temporary window signage is permitted but shall not exceed more than 25 percent coverage of the window area to maintain visibility into the building as stated in PMC 17.88.070. (PS)

118 Signage shall be posted on the property to discourage loitering and alcohol consumption in front of the establishment and in the parking lot. Letters shall be a minimum of two inches high. (PS)

119 Establishment shall post signage with the following wording: (PS)

NO LOITERING – P.M.C. 9.44.050 and P.C 602.1

NO DRINKING IN PUBLIC – P.M.C. 9.12.020

Customer Parking Only
Violating Vehicles will be towed away at the vehicle owner's expense.
Ord. 3-2.10 or 10.04.010 Sec. 15.64.270 CVC 22658-A

120 Signs shall be no less than 17 by 22 inches with lettering not less than two inches in height and contain the phone number (661) 272-2400 for the Palmdale Sheriff's Station. (PS)

Key to Departmental Conditions:

(B&S) Building and Safety Division (661-267-5353)
(E) Engineering Division (661-267-5272)
(F) Los Angeles County Fire Department (661-949-6319)
(Pk) Parks and Recreation Department (661-267-5611)
(P) Planning Division (661-267-5200)
(PA) Public Art (661-267-5686)
(PS) Public Safety Division (661-267-5170)
(SCE) Southern California Edison (661-726-5617)
(TE) Traffic Engineering (661-267-5300)
(*) Mitigation Measure

This Final Initial Study includes document revisions that are in response to correspondence received from Tribes during AB52 consultation and comments received on the circulated Initial Study with comment period ending November 14, 2024. Deleted text is shown as strike out text and added text is shown as underlined. Revisions are in Sections 1, 3.4, and 3.18.

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

Prepared for:

City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550

Prepared by:

Lilburn Corporation
1905 Business Center Drive
San Bernardino, CA 92408
(909) 890-1818

~~October~~ December 2024

DISTRIBUTION LIST

MANDATORY MAILINGS FOR ALL ENVIRONMENTAL DOCUMENTS:

Beyond Food Mart
Michael Ramirez

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OTHER

Antelope Valley Air Quality Management District
Antelope Valley Archaeological Society
Palmdale Chamber of Commerce
South Central Coastal Information Center
Southern California Association of Governments
Sun Village Town Council

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SECTION 1.0 INTRODUCTION

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

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

1. Project Title: General Plan Amendment No. 23-0003, Zone Change No. 23-0003, Tentative Parcel Map No. 8400, Conditional Use Permit No. 22-006, and Site Plan Review No. 22-007

2. Lead Agency Name: City of Palmdale
Economic and Community Development Department
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

3. Contact Person: Brenda Magaña, Planning Manager
Economic and Community Development Department
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

Phone Number: 661-267-5200

4. Project Location: Northwest corner of 25th Street E and East Avenue R

5. Project Applicant's Name and Address: Beyond Food Mart
Michael Ramirez
4300 Edison Avenue
Chino, CA 91710

6. Existing Land Use/Zoning/General Plan: The Project Site is within the Mixed Use 2 land use designation and is zoned Mixed Use 2. The property is currently vacant and undeveloped.

7. Assessor Parcel Number: 3018-028-023, -052, -053, -054

8. General Plan Designation: Mixed Use 2 (MU 2)

9. Zoning Designation: Mixed Use 2 (MU 2)

10. Description of Project:

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

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

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

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

Project Site

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

11. Surrounding Land Uses and Setting:

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

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

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

Antelope Valley Air Quality Management District

Los Angeles County Fire Department

Los Angeles County Waterworks District

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

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

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

In an email dated August 7, 2024, the YSMN requested Mitigation Measures TCR-4 to TCR-8 be added.

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

1.1 EVALUATION FORMAT

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

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

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

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

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

1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

☐ *Aesthetics*	☐ *Agriculture and Forestry Resources*	☐ *Air Quality*
☒ *Biological Resources*	☒ *Cultural Resources*	☐ *Energy*
☒ *Geology /Soils*	☐ *Greenhouse Gas Emissions*	☐ *Hazards & Hazardous Materials*
☐ *Hydrology /Water Quality*	☐ *Land Use / Planning*	☐ *Mineral Resources*
☒ *Noise*	☐ *Population / Housing*	☐ *Public Services*
☐ *Recreation*	☐ *Transportation*	☒ *Tribal Cultural Resources*
☐ *Utilities /Service Systems*	☐ *Wildfire*	☒ *Mandatory Findings of Significance*

1.3 ENVIRONMENTAL DETERMINATION

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

☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the Proposed Project would have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the Proposed Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the Proposed Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Proposed Project, nothing further is required.

Signature	Date
Name	Title

1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if substantial evidence exists that an effect may be significant. If one or more "Potentially Significant Impact" entries are marked when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. The explanation of each issue should identify:

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

SECTION 2.0 – PROJECT DESCRIPTION

2.1 PURPOSE OF THIS DOCUMENT

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

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

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

2.2 PROJECT LOCATION

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

2.3 PROJECT DESCRIPTION

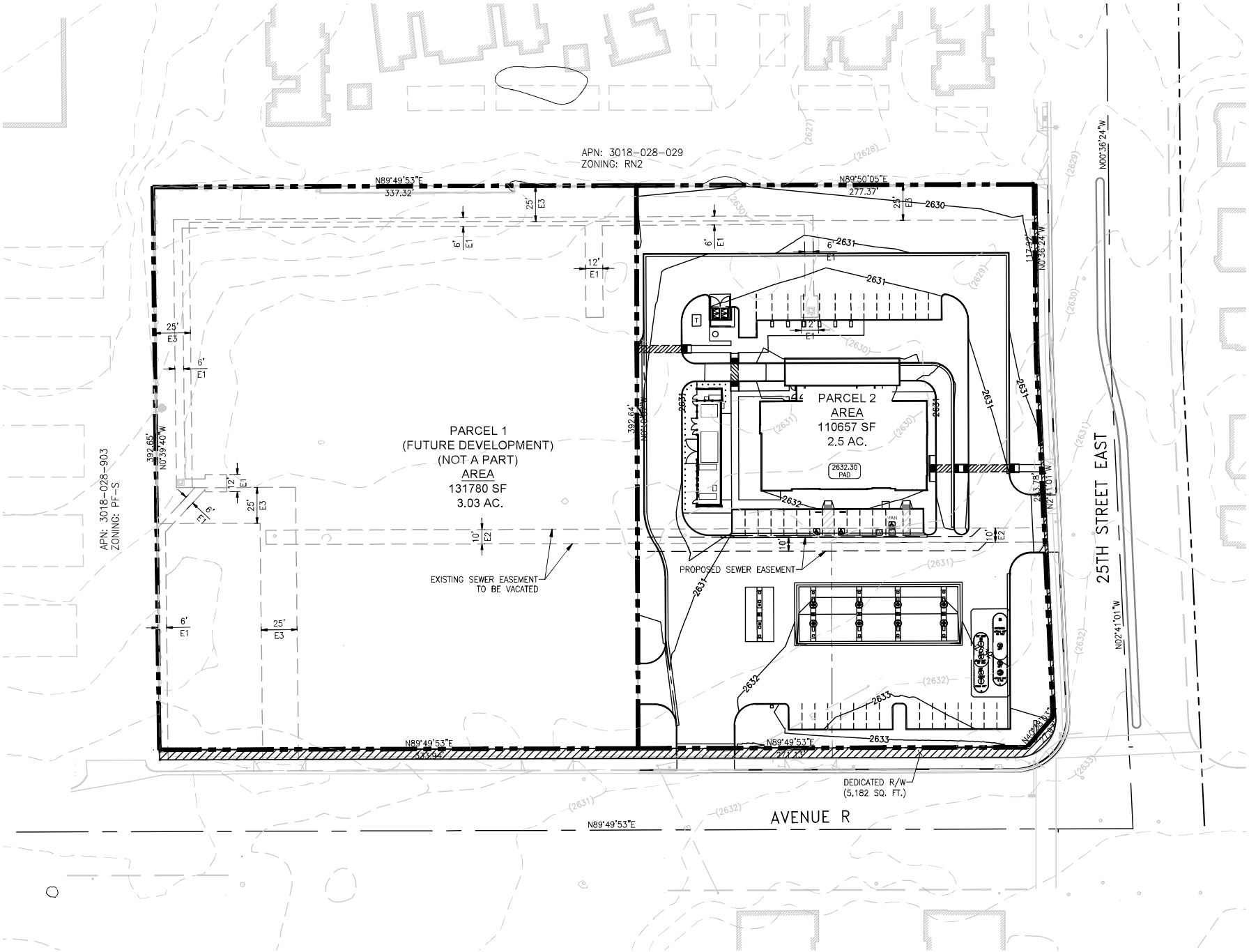
Beyond Food Mart, Inc. (Applicant) is requesting the approval of a General Plan Amendment (GPA) and Zone Change (ZC), Tentative Parcel Map (TPM), Conditional Use Permit (CUP), and Site Plan Review (SPR) to construct and operate a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot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

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

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

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

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

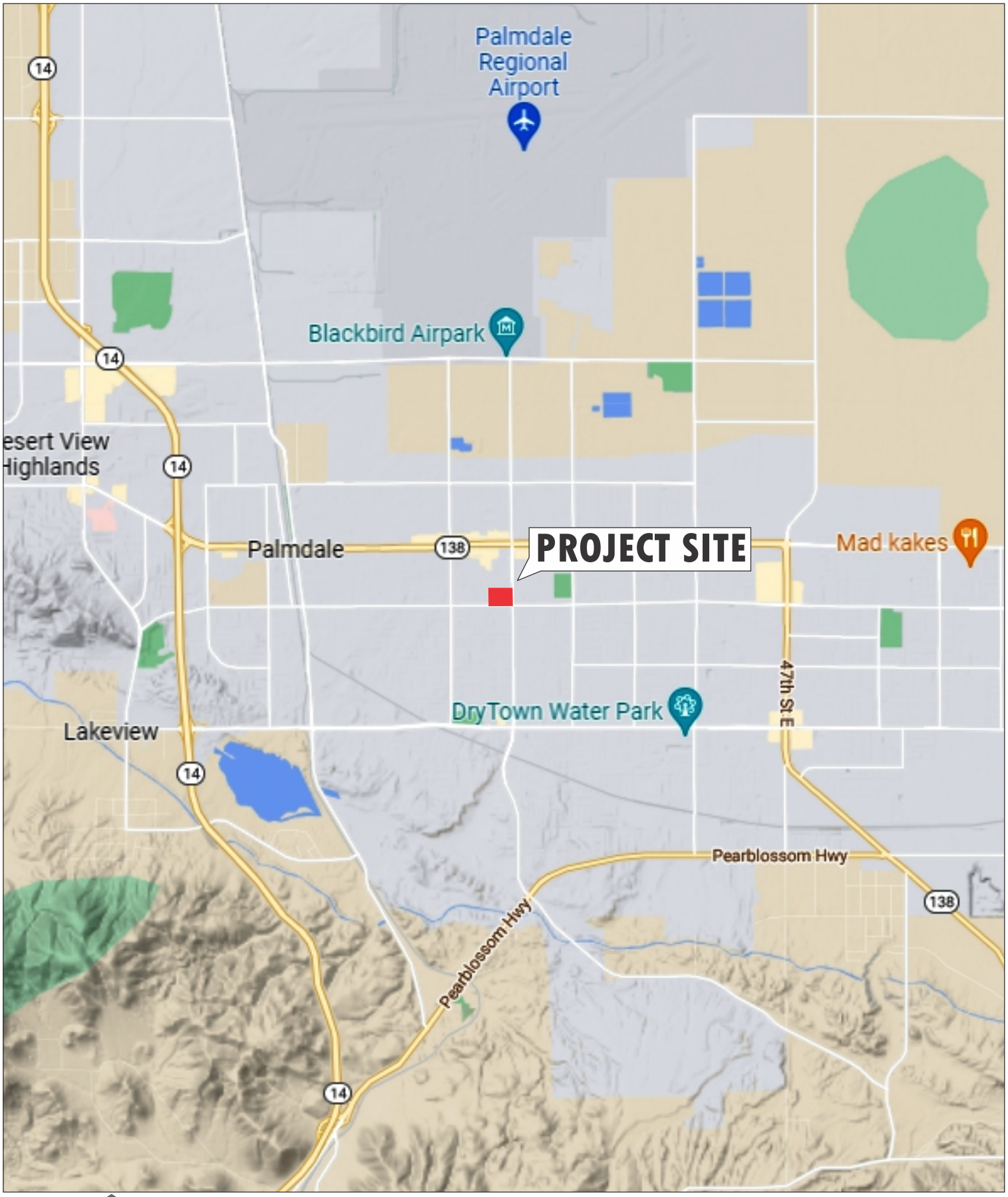


SITE PLAN

Beyond Market & Carwash Development
City of Palmdale, California

FIGURE 1

LILBURN
CORPORATION



0 1 Mile

Source: Lilburn Corp., August, 2022.

LILBURN CORPORATION

REGIONAL LOCATION

Beyond Market & Carwash Development

City of Palmdale, California

FIGURE 2



N

0 150

Feet

Source: Lilburn Corp., August, 2022.

LILBURN
CORPORATION

PROJECT VICINITY

Beyond Market & Carwash Development

City of Palmdale, California

FIGURE 3

SECTION 3.0 – CHECKLIST OF ENVIRONMENTAL ISSUES

3.1 AESTHETICS

1.	AESTHETICS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
(b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
(c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
(d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Impact Analysis

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

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

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

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

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

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

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

Less than Significant Impact. The Project Site is located in an urbanized area mixed with existing development and vacant land. It is surrounded by a school to the west; an apartment complex to the north; single-family residences and 25th Street to the east; and East Avenue R, a church, and single-family residences to the south. The tallest primary structure is the proposed grocery store, which would be 29 feet tall. Therefore, the proposed uses would be under the maximum allowed building height of 35 feet[4] as specified within the NC zone. The project would utilize building materials that would complement the aesthetics of the existing uses in the project vicinity. Additionally, the project would comply with Section 17.86.010 of the Palmdale Municipal Code, which requires landscaping associated with the project to maximize the aesthetic quality on site. The Proposed Project would include 37,417 SF of landscaping. Therefore, the Proposed Project may change the current aesthetics of the vacant parcel, but would be consistent with applicable zoning and other regulations governing scenic quality. Less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

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

[2] Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.
[3] Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.
[4] https://www.codepublishing.com/CA/Palmdale/html/pdfs/PalmdaleTitle17.pdf

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

3.2 AGRICULTURE & FORESTRY RESOURCES

2.	**AGRICULTURE & FOREST RESOURCES. (In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.) In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.) Would the project:**	**Potentially Significant Impact**	**Less than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
(a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	☐	☐	☐	☒
(b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
(c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
(d)	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
(e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or the conversion of forest land to non-forest use?	☐	☐	☐	☒

[5] https://www.codepublishing.com/CA/Palmdale/html/pdfs/PalmdaleTitle17.pdf

Impact Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.3 AIR QUALITY

3.	**AIR QUALITY. (Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.) Would the project:**	**Potentially Significant Impact**	**Less than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
(a)	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
(b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
(c)	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
(d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Impact Analysis

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

Less Than Significant Impact. The City of Palmdale is located within the Mojave Desert Air Basin (MDAB), which includes the desert portions of Los Angeles and San Bernardino Counties, the eastern desert portion of Kern County, and the northeastern desert portion of Riverside County. The air quality is managed by the Antelope Valley Air Quality Management District (AVAQMD). A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). The applicable air quality plan for the AVAQMD is the Ozone Attainment Plan. Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast. An example of a non-conforming project would be one that increases the gross number of dwelling units, increases the number of trips, and/or increases the overall vehicle miles traveled in an affected area (relative to the applicable land use plan).

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

under the current zoning (e.g. modeled as a civic center with floor-to-area ratio of 1[9]) compared to the proposed zoning (Proposed Project) was prepared. Operational emissions for the Proposed Project and the civic center were estimated using the California Emissions Estimator Model (CalEEMod) version 2022 (see Appendix A and B for CalEEmod outputs). Table 1 and Table 2 illustrate operational emissions associated with the current and proposed zoning.

Table 1
Operational Emissions
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Civic Center	23.2	12.9	115	0.20	16.4	4.3
Proposed Project[1]	24.1	14.7	132	0.23	19.6	5.11
AVAQMD Threshold	137	137	548	137	82	65

Source: CalEEMod.2022
1) Maximum value from summer and winter emissions.

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

Source/Phase	CO_2	CH_4	N_20	R[1]
Civic Center	2,956	6.71	0.14	4.13
Total	**3,171**			
Proposed Project	1,883	0.23	0.13	470
Total	**2,397**			
AVAQMD Threshold	90,719			

Source: CalEEMod.2022
1) Common refrigerant GHGs used in air conditioning and refrigeration equipment.
2) Excludes construction emissions amortization.

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

b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

Less than Significant Impact. In December 2023, Lilburn Corporation screened the Proposed Project's construction and operational emissions using California Emissions Estimator Model

[9] According to the Development Code (https://www.codepublishing.com/CA/Palmdale/html/pdfs/PalmdaleTitle17.pdf), MU 2 zoning is allowed a maximum floor area ratio of 2.

(CalEEMod) 2022 prepared by the SCAQMD (see Appendix B for model output). CalEEMod was utilized to estimate the on-site and off-site construction emissions. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NOx), carbon monoxide (CO), sulfur dioxide (SO2), and particulates (PM_{10} and $PM_{2.5}$). Two of the analyzed pollutants, ROG and NOx, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction Emissions

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

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

Year	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
2024	3.75	36.1	34.8	0.05	21.5	11.6
2025	7.52	10.5	13.5	0.02	0.54	0.42
AVAQMD Threshold	137	137	548	137	82	65
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022 Summer Emissions.

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

Year	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
2024	2.01	19.9	20.3	0.04	8.56	4.38
2025	7.52	10.5	13.4	0.02	0.51	0.42
AVAQMD Threshold	137	137	548	137	82	65
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022 Winter Emissions.

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

Operational Emissions

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

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

Table 5
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	23.7	13.5	131	0.23	19.6	5.11
Area	0.45	0.0	0.59	0.0	0.0	0.0
Energy	0.0	0.06	0.05	0.0	0.0	0.0
Totals	**24.1**	**13.5**	**132**	**0.23**	**19.6**	**5.11**
AVAQMD Threshold	137	137	548	137	82	65
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022
Emissions represent the daily maximum emissions.

Table 6
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Mobile	20.6	14.6	108	0.21	19.6	5.11
Area	0.35	--	--	--	--	--
Energy	0.0	0.06	0.05	0.0	0.0	0.0
Totals	**20.9**	**14.7**	**108**	**0.21**	**19.6**	**5.11**
AVAQMD Threshold	137	137	548	137	82	65
Significant	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.2022

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

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

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

Less than Significant Impact. Ganddini Group, Inc. prepared a tier 2 screening level Toxic Air Contaminant (TAC) Health Risk Assessment (HRA) Technical Memorandum, dated September 23, 2022, for the Proposed Project (see Appendix C for report). According to the Antelope Valley Air Quality Management District (AVAQMD) CEQA and Federal Conformity Guidelines, residences, schools, daycare centers, playgrounds and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using AVAQMD significance threshold criteria number 4.

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

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

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

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

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

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

Less Than Significant Impact.

Construction-Related Odor Impacts

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

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

Operations-Related Odor Impacts

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

3.4 BIOLOGICAL RESOURCES

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

Impact Analysis

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

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

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

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

<u>Desert Tortoise</u>

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

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

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

Mohave Ground Squirrel

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

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

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

Burrowing Owl

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

Western Joshua Tree

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

Additional Species

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

Nesting Birds

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

Mitigation Measure BIO-1:

Nesting bird surveys shall be conducted by a qualified Biologist three days prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. Surveys shall be conducted within 500 feet of the Project site. In general, impacts to all bird species (common and special status) will be avoided by conducting work outside of the nesting season (generally ~~March 15th~~ February 1st to September 15th), and conducting a worker awareness training. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. Avoidance buffers will be 100 feet for common avian species, 300 feet for listed or highly sensitive species, and 500 feet for raptors. The buffer should be delineated by temporary fencing and remain in effect as long as construction is occurring. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors. ~~However, if all work cannot be conducted outside of the nesting season, a project-specific Nesting Bird Management Plan will be prepared to determine suitable buffers.~~

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

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

No Impact. Aerial imagery of the site was examined and compared with the surrounding USGS 7.5-minute topographic quadrangle maps to identify drainage features within the Project Site as indicated from topographic changes, blue-line features, or visible drainage patterns. The USFWS National Wetland Inventory and Environmental Protection Agency (EPA) Water Program "My Waters" data layers were also reviewed to determine whether any hydrologic features and wetland areas had been documented within the vicinity of the site. Similarly, the Soil maps from the U.S. Department of Agriculture (USDA) - Natural Resources Conservation

Service (NRCS) Web Soil Survey (USDA 2022) were reviewed to identify the soil series on-site and to check if they have been identified regionally as hydric soils. Upstream and downstream connectivity of waterways (if present) was reviewed in the field, on aerial imagery, and topographic maps to determine jurisdictional status. No obvious signs of jurisdictional features were observed during the literature review.

The CDFW asserts jurisdiction over any drainage feature that contains a definable bed and bank or associated riparian vegetation. The Project Site was surveyed with 100 percent visual coverage and no definable bed or bank features exist on the Project Site. As such, the Project Site does not contain any areas under CDFW jurisdiction. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

No Impact. Hydrologically, the Project Site is located within an undefined Hydrologic Sub-Area (HSA 626.50) which comprises a 557,620-acre drainage area within the larger Lake Palmdale-Piute Ponds Hydrologic Area (Hydrologic Unit Code [HUC10] 1809020615) (CalTrans, 2022). The Lake Palmdale-Piute Ponds watershed in Palmdale is bordered to the north by the Rosamond Lake watershed, to the east by the Little Rock Wash watershed, to the south by the Headwaters Santa Clara River watershed, and to the west by the Upper Amargosa Creek watershed.

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

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

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

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

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

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

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

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

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

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

3.5 CULTURAL RESOURCES

5.	CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
(b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
(c)	Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☒	☐	☐

Impact Analysis

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

Less than Significant with Mitigation Incorporated. A Phase I Cultural Resource Assessment report, dated June 29, 2022 and revised July 23, 2024, was prepared for the Proposed Project by Brian F. Smith and Associates, Inc. (BFSA) (see Appendix E for report). The archaeological survey was conducted to determine if cultural resources exist within the Project Site and to assess the possible effects to cultural resources from the development of the Proposed Project. An institutional records search was conducted by the South Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSUF). An area of one-half mile surrounding the Project Site was reviewed in order to determine the presence of any previously recorded cultural resources. The SCCIC also provided the standard review of the National Register of Historic Places (NRHP) and the Office of Historic Preservation (OHP) Built Environment Resources Directory (BERD). In accordance with City of Palmdale and CEQA review requirements, an intensive pedestrian reconnaissance was conducted that employed a series of parallel survey transects spaced at 10-meter intervals to locate any historic or archaeological sites within the Project Site.

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

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

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

Mitigation Measure CR-1:

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

A. If the professional archaeologist determines that the find *does not* represent a cultural resource, then work may resume immediately, and no agency notifications are required.

B. If the professional archaeologist determines that the find *does* represent a cultural resource from any time or cultural affiliation then, depending on the nature of the discovery, appropriate treatment measures shall be developed.

C. If the find represents a Native American or potentially Native American resource that does not include human remains, which may or may not include a Tribal Cultural Resource, then the archaeologist shall consult with appropriate Tribe[s] on whether or not the resource represents either a Tribal Cultural Resource or a Historical Resource, or both, and, if so, consult on appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Tribal Cultural Resource or Historical Resource; or 2) that the treatment measures for the Tribal Cultural Resource or Historical Resource have been completed.

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

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

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

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

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

Mitigation Measure CR-2:

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

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

3.6 ENERGY

6.	ENERGY Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy, or wasteful use of energy resources, during project construction or operation?	☐	☐	☒	☐
(b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Impact Analysis

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

Less than Significant Impact.

Electricity

The Proposed Project consists of the development of a 10-island (eight gas, two hydrogen) fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash. Southern California Edison (SCE) would provide electricity to the Proposed Project. In 2022, the Commercial Building sector of the Southern California Edison planning area consumed approximately 36,069 GWh of electricity.[11] The Project Site is currently vacant; consequently, implementation of the Proposed Project would result in an increase in electricity demand. The increased electricity demand from the Proposed Project is approximately

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

0.659 GWh per year.[12] The existing SCE electrical facilities will meet this increased demand. The Proposed Project's estimated annual electricity consumption compared to the 2022 annual electricity consumption of the overall commercial building sector in the SCE Planning Area would account for approximately 0.002 percent of total electricity consumption. The increase in electricity demand from the Proposed Project would be insignificant. Therefore, projected electrical demand would not significantly impact SCE's level of service.

Natural Gas

The Project Site would be serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand for natural gas; consequently, development of the Proposed Project would create a permanent increase in demand for natural gas. The Commercial Building Sector was responsible for 894,453,260 therms of natural gas consumption in the SoCalGas Planning Area in 2022.[13] The estimated natural gas demand for the Proposed Project is 2,290 therms per year.[14] The Proposed Project's estimated annual natural gas consumption compared to the 2022 annual natural gas consumption of the Commercial Building sector in the SoCalGas Planning Area would account for approximately 0.0002 percent of total natural gas consumption. The increase in natural gas demand from the Proposed Project would be insignificant.

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

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

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

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

1) Implement the minimum Title 24 standards for energy efficiency
    - The Proposed Project shall comply with the following building codes:2019 California Building Code {CBC)
      2022 California Green Building Standards Code (CalGreen)
      2022 California Electrical Code (CEC)
      2022 California Building Energy Efficiency Standards (CBEES)

[12] Per CalEEMod outputs.
[13] California Energy Commission. https://ecdms.energy.ca.gov/gasbyplan.aspx. Accessed December 8, 2023.
[14] Per CalEEMod outputs.

2) Smart grids to be installed in all new development, with 95 percent monitoring program participation by 2020
    - The Building and Safety Department would ensure that smart grids are installed prior to issuance of a building permit.
3) New nonresidential projects to provide short- and long-term bicycle parking at a ratio of one bicycle parking space per 20 vehicle parking spaces.
    - The Proposed Project would provide 40 parking spaces and two bicycle parking spaces.
4) 500 new electric vehicle charging stations by 2020.
    - The Proposed Project would provide a minimum 1-inch conduit for future charger.
5) Ongoing regional coordination and achievement of VMT reduction target
    - As explained further in Section 3.17 below, the Proposed Project consists of less than 50,000 square feet of local serving retail uses; therefore, the Proposed Project may be presumed to result in a less than significant VMT impact.
6) Achieve a diversion rate of 70 percent for the city by 2020, equivalent to a reduction of approximately 102,000 tons from forecast trends.
    - The Proposed Project shall provide readily accessible areas identified for the storage and collection of blue container and green container materials, consistent with the three-container collection program offered by the City, or shall comply with provision of adequate space for recycling for multifamily and commercial premises pursuant to Sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11 as amended, provided amended requirements are more stringent than the CALGreen requirements for adequate recycling space effective January 1, 2020. A cubic yard container for recycling is proposed.

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

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

3.7 GEOLOGY AND SOILS

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
	ii)Strong seismic ground shaking?	☐	☐	☒	☐
	iii)Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

7.	GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
	iv)Landslides?	☐	☐	☒	☐
(b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
(c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
(d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
(e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
(f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

Impact Analysis

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

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

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

Less than Significant Impact. The Project Site is located in a seismically active region, as is the case for all of Southern California. The Proposed Project would be required to comply with the building design standards of the California Building Code (CBC) for construction of new buildings and/or structures related to seismicity and specific engineering design and construction measures would be implemented to anticipate and avoid potential impacts from

seismic activity. Adhering to the CBC can reduce potential ground-shaking impacts to less than significant levels. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Strong ground shaking can result in liquefaction. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards. Based on the lack of shallow groundwater and uniform soil stratum, NTS concludes that the potential for liquefaction at the Project Site is considered low. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

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

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

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

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

Less than Significant Impact. As stated previously, the Project Site is relatively flat and the potential for landslides is considered negligible. In addition, the potential for liquefaction at the Project Site is very low. Because of the site's relatively flat topography and low liquefaction potential, it would not be susceptible to lateral spreading. The Project Site is not located in an area with historical or active subsidence.[15] State and City Building Codes establish engineering and construction criteria designed to mitigate potential impacts associated with unstable soils,

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

landslides, lateral spreading, subsidence, liquefaction, soils collapse and expansive soils. Compliance with building codes would ensure that effects of these hazards are reduced to the extent feasible. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. Expansive soils are fine grained clay soils that swell in volume when they absorb water and shrink when they dry. This change in volume causes stress on buildings and other loads placed on expansive soils. According to the geotechnical report, the soils encountered near the ground surface at the site exhibit a very low expansion potential. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

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

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

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

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

The existence of potentially fossiliferous Holocene to Pleistocene-aged young alluvial fan deposits are mapped at the surface of the Project Site. Therefore, full-time monitoring of undisturbed alluvial fan deposits at the Project Site is warranted starting at the surface. The Holocene alluvial deposits mapped at the western one-fourth portion of the Project Site are not required to be monitored; however, these deposits are anticipated to consist of a relatively thin cover over older deposits that mapped at the surface of the remainder of the project. The Holocene deposits shall be monitored part-time, at the discretion of the project paleontologist. A Paleontological Resource Impact Mitigation Program (PRIMP shall be implemented to

ensure that impacts to potential paleontological resources are reduced to a less than significant level. The following Mitigation Measures GEO-1 through GEO-4 shall be implemented.

Mitigation Measure GEO-1:

Prior to initiation of any grading, drilling, and/or excavation activities, a PRIMP shall be approved by the City and the construction contractor shall hold a preconstruction meeting to be attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the project owner or developer, and a representative of the lead agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials.

Mitigation Measure GEO-2:

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

Mitigation Measure GEO-3:

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

Mitigation Measure GEO-4:

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

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

3.8 GREENHOUSE GAS EMISSIONS

8.	GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
(b)	Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Impact Analysis

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

Less than Significant Impact.

Many gases make up the group of pollutants that are believed to contribute to global climate change. However, three gases are currently evaluated and represent the highest concertation of GHG: Carbon dioxide (CO2), Methane (CH4), and Nitrous oxide (N2O). The Proposed Project would not generate Fluorinated gases as defined by AB 32, only the GHGs (CO_2, CH_4, and N_2O) that are emitted by construction equipment. A screening threshold of 100,000 tons CO2E per year, or approximately (90,718 MT CO2e), has been used by AVAQMD for projects within the MDAB.

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

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

Source/Phase	CO_2	CH_4	N_20	R[1]
2024	133	0.0	0.0	0.02
2025	215	0.01	0.0	0.02
Total ($MTCO_2e$)	**350**			
Construction Amortized 30 Years	**11.7**			

Source: CalEEMod.2022.1 Annual Emissions.
[1] Common refrigerant GHGs used in air conditioning and refrigeration equipment.

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

Source/Phase	CO_2	CH_4	N_20	R[1]
Mobile	1,711	0.19	0.13	3.08
Area	0.20	0.0	0.0	--
Energy	171	0.01	0.0	--
Water	0.76	0.0	0.0	--
Waste	0.3	0.03	0.0	--
Refrigeration	--	--	--	467
Construction Amortized 30 Years	11.7			
Total ($MTCO_2e$)	**2,408.7**			
AVAQMD Screening Threshold	90,719			
Significant	**No**			

Source: CalEEMod.2022 Annual Emissions.
[1]Common refrigerant GHGs used in air conditioning and refrigeration equipment.

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

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

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

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

3.9 HAZARDS AND HAZARDOUS MATERIALS

9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

9.	HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
(c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
(d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
(e)	For a project located within an airport land use plan or, where such a plan had not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☒	☐
(f)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
(g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	☐	☐	☒	☐

Impact Analysis

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

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

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

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

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

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

Less than Significant Impact. The Project Site is located adjacent to Palmdale High School. As stated previously, the transport of hazardous materials, such as fuel, shall be conducted in compliance with applicable federal and state regulatory requirements in compliance with applicable federal and state regulatory requirements. The fueling station portion of the project will be required to comply with the requirements stated in AVAQMD Rule 461 Gasoline Transfer and Dispensing. As stated in AVAQMD Rule 461, gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. 3 Therefore, potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible. As concluded in the Health Risk Assessment, the Proposed Project would not be a significant source of toxic air contaminants emissions and sensitive receptors would not be exposed to toxic sources of air pollution.

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

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

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

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

environmental concern or recognized environmental conditions in connection with the property. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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

Less than Significant Impact. The closest airport to the Project Site is the Palmdale Regional Airport/United States Air Force (USAF) Plant 42, with associated airport runways located as close as approximately 2.84 miles north of the Project Site. The Project Site is not located within an airport-influenced air or noise contour (65 CNEL) overlay.[17] Therefore, the Proposed Project would not result in excessive noise for people residing in the area. The tallest primary structure is the proposed grocery store, which would be 29 feet tall. Furthermore, the Project Site is not located within an Accident Potential Zone nor an Air Installations Compatible Use Zone. The Proposed Project would not result in a substantial safety hazard related to airports. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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

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

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

Less than Significant Impact. The Project Site is not located within a fire hazard area. In addition, the Proposed Project shall comply with the 2022 California Fire Code. Moreover, the Proposed Project is subject to all conditions of approval required by the LACFD, such as installing four public fire hydrants on the Project Site. The Proposed Project would provide a minimum setback of 20 feet that is fully landscaped along the north, east, and south boundaries. The western boundary of Parcel 2 would have a minimum setback of five feet.

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

New development projects are required to comply with applicable fire protection and prevention requirements for construction, access, water mains, fire flows, and fire hydrants. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

3.10 HYDROLOGY AND WATER QUALITY

10.	HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Violate any water quality standards or waste discharge requirements, or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
(b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
(c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
	i) Result in a substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
	ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flood on- or off-site;	☐	☐	☒	☐
	iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
	iv) Impede or redirect flood flows?	☐	☐	☒	☐
(d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
(e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Impact Analysis

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

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

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

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

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

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

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

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

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

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

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

The Proposed Project is the development of a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash. The Proposed Project includes approximately 37,417 square feet of irrigated landscaping. The Proposed Project includes a Tentative Parcel Map (TPM) to subdivide the Project Site into two parcels. Development would occur on the proposed approximately 110,657-square-foot eastern parcel (Parcel 2) of the Project Site. The Proposed Project is anticipated to have a water demand of 1.5 acre-feet per year (AFY), based on a commercial demand factor of 0.60 AFY per acre.[19]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

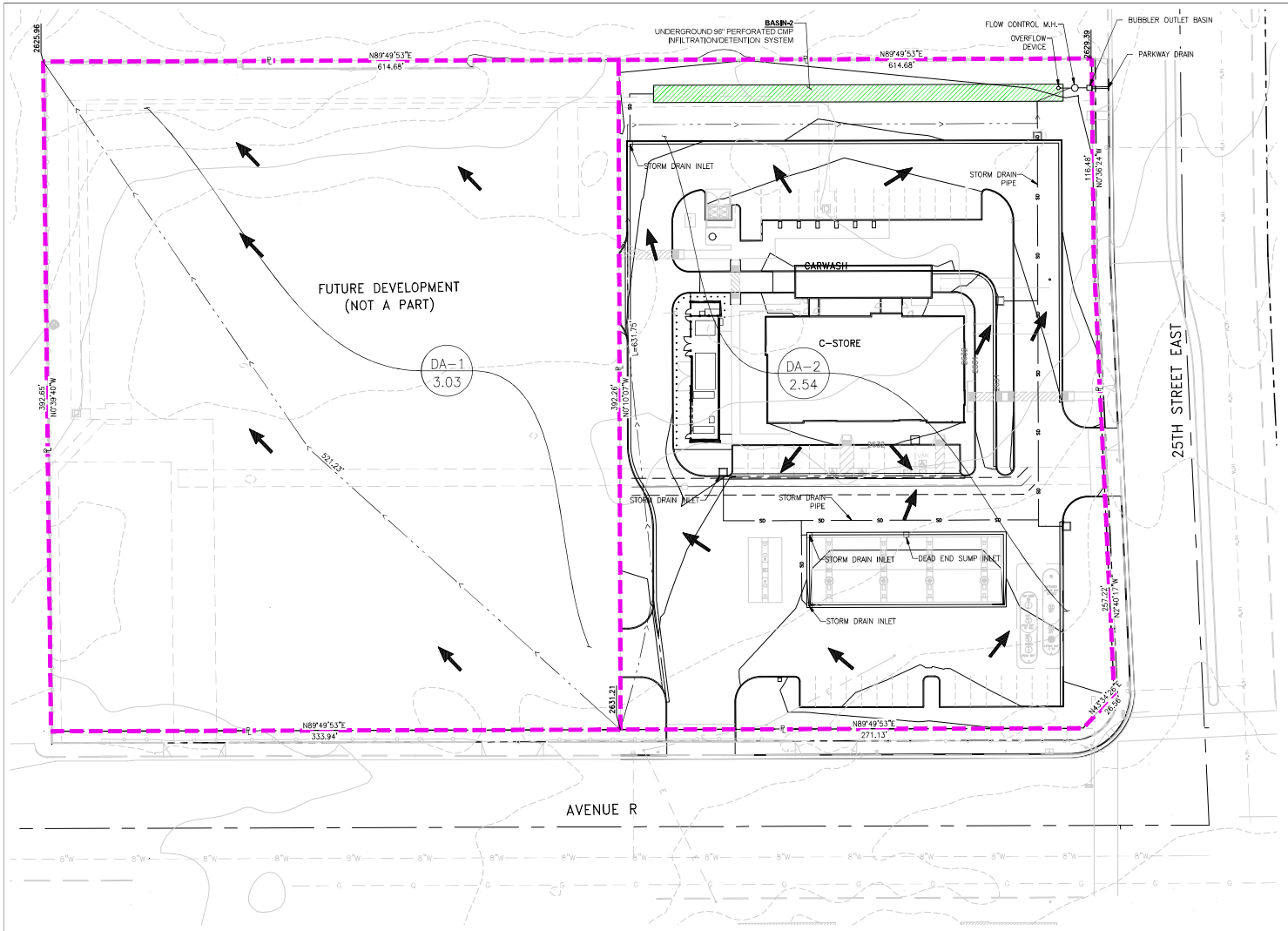
Less than Significant Impact. Due to the inland distance from the Pacific Ocean (approximately 70 miles) and any other significant body of water, tsunamis and seiches are not potential hazards in the vicinity of the Project Site. The Project Site is within Flood Zone X, which is an area with 0.2 percent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

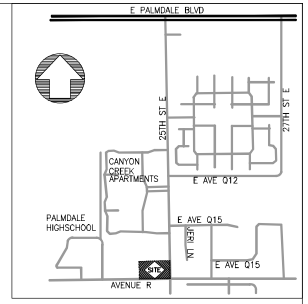
e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Less than Significant Impact. The Proposed Project would disturb approximately 110,657 square feet of undeveloped land and is therefore subject to the NPDES permit requirements. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's CGP include removal of vegetation, grading excavating, or any other activity that causes the disturbance of at least one acre. The CGP requires recipients to reduce or eliminate non-storm water discharges into stormwater

[20] Federal Emergency Management Agency. National Flood Hazard Layer. Accessed July 19, 2022.
[21] Definitions of FEMA Flood Zone Designations.
https://efotg.sc.egov.usda.gov/references/public/NM/FEMA_FLD_HAZ_guide.pdf

systems, and to develop and implement a SWPPP. As stated previously, the Proposed Project would neither interfere with groundwater recharge nor have water demand not anticipated by the UWMP. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

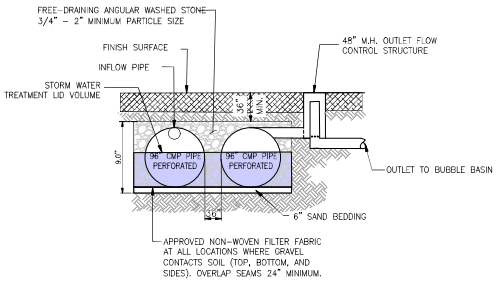




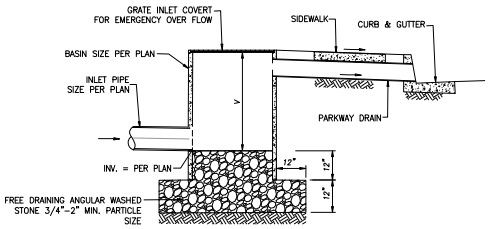
VICINITY MAP
N.T.S.

LEGEND

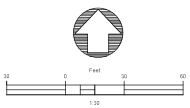
- FLOW LINE
- FLOW DIRECTION
- DRAINAGE AREA BOUNDARY
- # / X.XX — DRAINAGE AREA DESIGNATION / DRAINAGE AREA
- BEST MANAGEMENT PRACTICES (BMP)



96" CMP INFILTRATION/DETENTION SYSTEM SECTION
NOT TO SCALE



BUBBLE OUT BASIN SECTION DETAILS
N.T.S.



DESIGNED BY: MG DRAWN BY: JO CHECKED BY: AC	SEAL-DESIGN ENGINEER No. 87222 CIVIL STATE OF CALIFORNIA	BLUE Engineering & Consulting, Inc 9320 BASELINE RD, STE. D • RANCHO CUCAMONGA, CA 91701 PHONE: 909-948-9557 • INFO@BLUEENG.COM WWW.BLUEENG.COM PLANS PREPARED UNDER THE SUPERVISION OF: ANGEL CESAR, P.E. 87222 EXP. 9/30/23 DATE	REV.	REVISION DESCRIPTION	BY	DATE	CITY OF PALMDALE NWC 25TH ST. EAST & AVE R. REVIEWED BY: DATE XXXXXXXXXX P.E. NO. C-XXXXX EXP. DATE XX-XX-XXXX	POST-DEVELOPMENT HYDROLOGY NEW BEYOND MARKET & CARWASH DEVELOPMENT CONDITIONAL USE PERMIT	CUP: LDP: DATE: May 15, 2024 SHEET 5 OF 5 SHEETS PROJECT NUMBER:

Plans Prepared On: 5/15/2024

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PROPOSED DRAINAGE

Beyond Market & Carwash Development
City of Palmdale, California

LILBURN CORPORATION

FIGURE 4

3.11 LAND USE AND PLANNING

11.	LAND USE/PLANNING Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Physically divide an established community?	☐	☐	☐	☒
(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?	☐	☐	☒	☐

Impact Analysis

a) Would the project physically divide an established community?

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

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

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

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

3.12 MINERAL RESOURCES

12.	MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
(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?	☐	☐	☐	☒

Impact Analysis

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

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

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

3.13 NOISE

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

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

Impact Analysis

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

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

Construction Impacts

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

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

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

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

Off-Site Construction

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

<u>Noise Impacts Due to Project Operation</u>

Operational Noise – Vehicle Trips

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

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

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

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

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

Mitigation Measure N-1:

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

With incorporation of Mitigation Measure N-1, the Proposed Project would not result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the City Municipal Code.

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

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

Architectural Damage

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

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

Annoyance to Persons

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

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

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

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

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

[23] Los Angeles County Airport Land Use Commission. Los Angeles County Airport Land Use Plan. Palmdale Airport/USAF Plant 42 Airport Influence Area. May 13, 2003.
[24] Rincon Consultants, Inc. City of Palmdale 2045 General Plan Update Draft Environmental Impact Report. July 2022.

3.14 POPULATION AND HOUSING

14.	POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
(b)	Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Impact Analysis

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

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

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

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

[25] http://www.laalmanac.com/employment/em03.php; Accessed 9.29.22

3.15 PUBLIC SERVICES

15.	**PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**	**Potentially Significant Impact**	**Less than Significant With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
(a)	Fire Protection?	☐	☐	☒	☐
(b)	Police Protection?	☐	☐	☒	☐
(c)	Schools?	☐	☐	☒	☐
(d)	Parks?	☐	☐	☐	☒
(e)	Other public facilities?	☐	☐	☒	☐

Impact Analysis

a) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection?*

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

b) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection?*

Less than Significant Impact. The City of Palmdale is contracted with the Los Angeles County Sheriff's Department (Sheriff's Department) for law enforcement services. The Palmdale Sheriff's Station, located at 750 East Avenue Q, is approximately 1.8 miles northwest

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

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

c) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools?*

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

d) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for parks?*

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

e) *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities?*

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

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

3.16 RECREATION

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

Impact Analysis

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

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

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

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

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

3.17 TRANSPORTATION

17.	TRANSPORTATION. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	☐	☐	☒	☐
(b)	Conflict or be inconsistent with CEQA Guidelines s § 15064.3, subdivision (b)?	☐	☐	☒	☐
(c)	Substantially increase hazards due to a geometric design feature (e. g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
(d)	Result in inadequate emergency access?	☐	☐	☒	☐

Impact Analysis

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

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

Policy CM-2.4: Prioritize multimodal infrastructure that connects existing development with future infill development areas (i.e., gap closure projects).
Consistent: The Proposed Project is an infill project. A bus shelter and trash can are proposed on East Avenue R, near the southwest corner of Parcel 2.

Policy CM-2.6: Review the truck route network periodically and update as necessary to minimize impacts on residential neighborhoods while accommodating needs of commercial/industrial uses.
Consistent: The nearest truck route to the Project Site is Palmdale Boulevard/SR 188, located approximately 0.4 mile north of the Project Site. As the Project Site is located in an area that is predominantly residential, project trucks may pass residential areas. However, 25th Street E and East Avenue R are both classified as crosstown roads,[29] which focus on through traffic. Furthermore, as the Project Site is near the freeway entrance, impacts to residential neighborhoods are not anticipated to be significant.

Policy CM-3.1: Make public transit a convenient and reliable option for daily trip making on a local and regional basis.
Consistent: The Applicant would coordinate with Antelope Valley Transit Authority (AVTA) to ensure the Proposed Project does not interfere with transit service. Moreover, the Proposed Project would provide a bus shelter and trash can on East Avenue R, near the southwest corner of Parcel 2.

Policy CM-5.5: Install secure short- and long-term bicycle parking near key destinations, civic buildings, and transit facilities.
Consistent: The Proposed Project would provide a bus shelter on East Avenue R, near the southwest corner of Parcel 2. It would provide on-site pedestrian facilities that would connect to the existing off-site sidewalks and bicycle parking spaces.

Policy CM-8.3: Ensure that right-of-way is reserved wherever possible to implement the mobility network.
Consistent: The applicant will be required to dedicate an additional seven feet of right-of-way along the East Avenue R frontage to complete the ultimate half width improvements of 57 feet from centerline. The applicant will be required to dedicate an additional 2 feet of right-of-way along the 25th Street East frontage to complete the ultimate half width improvements of 52 feet from centerline. As part of the right-of-way dedication, sufficient right-of-way for a corner cutoff shall be provided at the intersection of East Avenue R and 25th Street East.

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

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

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

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

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

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

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

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

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

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

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

[30] PMC Section 17.92.010

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

3.18 TRIBAL CULTURAL RESOURCES

18.	TRIBAL CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☐	☐
	i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
	ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Impact Analysis

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

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

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

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

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

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

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

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

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

<u>In an email dated August 7, 2024, the YSMN requested Mitigation Measures TCR-4 to TCR-8 be added.</u>

Mitigation Measure TCR-1:

In the Event of an Inadvertent Discovery - If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing,

drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.

Mitigation Measure TCR-2:

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

Mitigation Measure TCR-3:

In the Event of Inadvertent Discovery, Human Remains - If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.

Mitigation Measure TCR-4:

In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-7, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Mitigation Measure TCR-5:

If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-7. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

Mitigation Measure TCR-6:

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

Mitigation Measure TCR-7:

The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in TCR-4, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

Mitigation Measure TCR-8:

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

3.19 UTILITIES AND SERVICE SYSTEMS

19.	UTILITIES/SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐
(b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
(c)	Result in a determination by the 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?	☐	☐	☒	☐
(d)	Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐
(e)	Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes?	☐	☐	☒	☐

Impact Analysis

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

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

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

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

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

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

The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities that would cause significant environmental effects.

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[31] City of Palmdale. Interactive MapGuide. Accessed March 25, 2022.
[32] City of Palmdale Public Works Department. Local Hazard Mitigation Plan 2021-2026 Update. September 30, 2021.

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

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

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

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

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

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

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

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

Less than Significant Impact. The LACSD Nos. 14 and 20 provide sewer service to the City. The Project Site is within the service area of LACSD No. 20. The wastewater flow originating from the Proposed Project will discharge to a local sewer line, which is maintained by the City, for conveyance to the LACSD's 25th Street East trunk sewer, located in 25th Street East, north of East Avenue R. The LACSD's 12-inch diameter trunk sewer has a capacity of 2.2 million gallons per day (mgd) and conveyed a peak flow of 0.4 mgd when last measured in 2017.[37] The wastewater generated by the Proposed Project will be treated at the Palmdale Water Reclamation Plant, which has a capacity of 12 mgd and currently processes an average flow of 9.3 mgd. The expected average wastewater flow from the Proposed Project is 5,579 gallons per day.[38] The project wastewater generated would account for approximately 0.0004 percent of LACSD No. 20's current daily capacity. Therefore, less than significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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

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

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

Less than Significant Impact. The purpose of California Assembly Bill 341 is to reduce greenhouse gas emissions by diverting commercial solid waste from landfills by recycling. It mandates businesses and public entities generating four-cubic yards or more of trash to establish and maintain recycling services. The Proposed Project would be required to prepare a Construction Waste Management Plan with a waste diversion rate of 65 percent. This mandatory requirement would ensure that impacts related to construction waste would be less

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[37] Los Angeles Sanitation District. Comment Letter for Conditional Use Permit 22-006, Site Plan Review 22-007. April 28, 2022.
[38] Los Angeles Sanitation District. Comment Letter for Conditional Use Permit 22-006, Site Plan Review 22-007. April 28, 2022.
[39] CalRecycle. SWIS Facility/Site Activity Details for Antelope Valley Public Landfill (19-AA-5624). Accessed April 12, 2022.
[40] CalRecycle. SWIS Facility/Site Activity Details for Antelope Valley Public Landfill (19-AA-5624). Accessed April 12, 2022.
[41] CalRecyle. Commercial Sector Generation Rates. Accessed April 12, 2022.

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

3.20 WILDFIRE

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

Impact Analysis

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

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

b) Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

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

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

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

d) Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?

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

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

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

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

3.21.1 Impact Analysis

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

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

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

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

b) *Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?)*

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

> *(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.*
>
> *(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.*

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

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

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

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

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

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

REFERENCES

AVAQMD California Environmental Quality Act (CEQA) & Federal Conformity Guidelines, August 2016

California Department of Conservation. Farmland Mapping and Monitoring Program, 1984-2006.

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MITIGATION MONITORING REPORTING PROGRAM

Project: GPA No.23-0003, ZC No.23-0003, TPM No.84001, CUP No.22-006, SPR No. 22-007 **Applicant:** Beyond Food Mart, Inc.

Lead Agency: City of Palmdale **Date:** December 2024

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Verification	Verified Date /Initials
Biological Resources				
BIO-1: Nesting bird surveys shall be conducted by a qualified Biologist three days prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. Surveys shall be conducted within 500 feet of the Project site. In general, impacts to all bird species (common and special status) will be avoided by conducting work outside of the nesting season (generally February 1st to September 15th), and conducting a worker awareness training. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. Avoidance buffers will be 100 feet for common avian species, 300 feet for listed or highly sensitive species, and 500 feet for raptors. The buffer should be delineated by temporary fencing and remain in effect as long as construction is occurring. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the Project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.	Project Applicant/ Qualified Biologist	3 days prior to construction activities	City of Palmdale	
Cultural Resources				
CR-1: Should unanticipated or inadvertent surface and/or subsurface prehistoric or historic archaeological resources, built environment, and/or tribal cultural resources, appear to be encountered during construction or maintenance activity associated with this project, then all work must halt within a 60-foot radius of the discovery until a qualified professional can evaluate the discovery. If the finds are archaeological or historic in nature, then an archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and/or historic archaeology have evaluated the significance of the find. This archaeologist shall have the authority to modify the	Project Applicant/ Qualified Archaeologist	During construction or maintenance	City of Palmdale	

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Verification	Verified Date /Initials
no-work radius as appropriate, using professional judgment. The following shall apply, depending on the nature of the find: A. If the professional archaeologist determines that the find *does not* represent a cultural resource, then work may resume immediately, and no agency notifications are required. B. If the professional archaeologist determines that the find *does* represent a cultural resource from any time or cultural affiliation then, depending on the nature of the discovery, appropriate treatment measures shall be developed. C. If the find represents a Native American or potentially Native American resource that does not include human remains, which may or may not include a Tribal Cultural Resource, then the archaeologist shall consult with appropriate Tribe[s] on whether or not the resource represents either a Tribal Cultural Resource or a Historical Resource, or both, and, if so, consult on appropriate treatment measures. Preservation in place is the preferred treatment, if feasible. Work cannot resume within the no-work radius until the City, through consultation as appropriate, determines that the site either: 1) is not a Tribal Cultural Resource or Historical Resource; or 2) that the treatment measures for the Tribal Cultural Resource or Historical Resource have been completed.				
CR-2: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code	Project Applicant/Contractor	During ground disturbing activities	City of Palmdale	

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Verification	Verified Date /Initials
§7050.5 and that code enforced for the duration of the project.				
Geology and Soils				
GEO-1: Prior to initiation of any grading, drilling, and/or excavation activities, a PRIMP shall be approved by the City and the construction contractor shall hold a preconstruction meeting to be attended by the paleontologist of record, representatives of the grading contractor and subcontractors, the project owner or developer, and a representative of the lead agency. The nature of potential paleontological resources shall be discussed, as well as the protocol that is to be implemented following the discovery of any fossiliferous materials.	Project Applicant/Contractor /Qualified Paleontologist	Prior to construction activities	City of Palmdale	
GEO-2: Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified/project paleontologist or paleontological monitor. Monitoring shall be performed starting at the surface on a full-time basis; Holocene alluvial deposits should be monitored part-time at the discretion of the project paleontologist. The timing and duration of the monitoring of excavation activities within the alluvial fan deposits shall be at the discussion of the project paleontologist based on the geological conditions observed by the paleontological monitor and/or the project paleontologist.	Qualified Paleontologist	During ground disturbing activities	City of Palmdale	
GEO-3: Paleontological monitors will be equipped to salvage fossils as they are unearthed to avoid construction delays. The monitor must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or, if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain fossil resources. The monitor shall notify the project paleontologist, who will then notify the concerned parties of the discovery.	Qualified Paleontologist	During ground disturbing activities	City of Palmdale	
GEO-4: A final monitoring and mitigation report of findings and significance will be prepared, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location(s). The report, when submitted to, and accepted by, the appropriate lead agency, will signify satisfactory completion of the project program to mitigate	Qualified Paleontologist	During ground disturbing activities	City of Palmdale	

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Verification	Verified Date /Initials
impacts to any potential nonrenewable paleontological resources (i.e., fossils) that might have been lost or otherwise adversely affected without such a program in place.				
Noise				
N-1: A concrete wall, six feet in height, shall be installed along the northern project boundary.	Project Applicant/Contractor	During construction	City of Palmdale	
Tribal Cultural Resources				
TCR-1: In the Event of an Inadvertent Discovery - If cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards retained by the project applicant shall assess the find. Work on the portions of the Projects outside of the buffered area may continue during this assessment period. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project applicant shall retain a professional Tribal Monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, clearing, grading, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, leveling, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.	Project Applicant/ Qualified Archaeologist/Tribal Monitor	During ground disturbing activities	City of Palmdale	
TCR-2: Disposition and Treatment of Inadvertent Discoveries - The Lead Agency and/or applicant shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.	Project Applicant/ City of Palmdale	Prior to ground disturbance	City of Palmdale	
TCR-3: In the Event of Inadvertent Discovery, Human Remains - If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin.	Project Applicant/Contractor	During ground disturbing activities	City of Palmdale	

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Verification	Verified Date /Initials
TCR-4: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-7, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment._	Project Applicant/ Qualified Archaeologist	Upon discovery of cultural resources	City of Palmdale	
TCR-5: If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-7. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	Qualified Archaeologist	Upon discovery of pre-contact cultural resources	City of Palmdale	
TCR-6: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project._	Project Applicant/Contractor	During ground disturbing activities	City of Palmdale	
TCR-7: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in TCR-4, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.	Project Applicant/Contractor / Qualified Archaeologist	Upon discovery of pre-contact cultural resources	City of Palmdale	
TCR-8: Any and all archaeological/cultural documents	Project Applicant/	Upon availability	City of Palmdale	

Mitigation Measures No. / Implementing Action	Party Responsible for Implementation	Implementation Timing	Party Responsible for Verification	Verified Date /Initials
created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.	City of Palmdale	of records		