



PALMDALE

a place to call home

January 5, 2023

LAURA BETTENCOURT
Mayor

ANDREA ALARCON
Mayor Pro Tem

AUSTIN BISHOP
Councilmember

RICHARD LOA
Councilmember

ERIC OHLSEN
Councilmember

Geoff Garland
IDS Real Estate Group
515 South Figueroa Street, 16th Floor
Los Angeles, CA 90071

RE: MINOR MODIFICATION 22-057; A REQUEST TO RECONFIGURE THE BUILDING FOOTPRINT, PARKING CONFIGURATION, AND MODIFY ARCHITECTURAL ELEVATIONS FOR AN INDUSTRIAL DEVELOPMENT LOCATED AT THE SOUTHEAST CORNER OF 10TH STREET WEST AND WEST AVENUE M (APNS: 3128-015-900 AND -902)

38300 Sierra Highway

Palmdale, CA 93550-4798

Tel: 661/267-5100

Fax: 661/267-5122

TDD: 661/267-5167

Dear Geoff:

Congratulations, subject to the Conditions of Approval starting on Page 4, Minor Modification 22-057 is approved.

This approval is based upon the following findings in accordance with Palmdale Municipal Code (PMC) Section 17.26.040.D:

1. The proposed modification is listed under Subsection C of Section 17.26.040 and does not require additional land use entitlements such as a Conditional Use Permit (CUP) or Site Plan Review (SPR).

The subject site consists of an industrial distribution development that is not yet constructed. The development was originally approved by the Hearing Officer on January 27, 2022, through SPR 21-005 (Hearing Office Determination No. HO-2021-009). The proposal is a request to separate the previously approved 1,050,000 square foot industrial building into three smaller industrial buildings totaling 1,046,064 square feet. The request also includes reconfiguration of the parking areas along the north, west, and south property lines, reconfiguration of the site layout to provide parking spaces to the north, south, and east of the proposed hub building and to the south and east of the proposed freezer building, and modifying

Auxiliary aids provided for

communication accessibility

upon 72 hours notice and request.



architectural elevations for the proposed buildings. The request is permitted under PMC Sections 17.26.040.C.1, 17.26.040.C.2, and 17.26.040.C.5, which allows for minor changes to architectural features and building footprints, and reconfiguration or striping of parking lots for an approved project. The proposed modifications to the previously approved site plan do not result in an increase to the building area for the development and will accommodate the provision of 97 additional parking spaces.

Furthermore, the exterior modifications to the buildings are intended to accommodate the new end user for the site. The proposed colors (Sherwin Williams 'First Star', Sherwin Williams 'Dorian Gray', Sherwin Williams 'Dove Tail', and Sherwin Williams 'Moth Wing') are compatible with the colors and materials approved through SPR 21-005. As such, a minor modification to the site plan and architectural elevations is warranted and the proposed project would not require additional entitlements, such as a CUP or SPR because the proposed modifications do not alter the use of the buildings for future industrial warehouse purpose.

2. The proposed modification is consistent with the policies and maps of the General Plan.

The subject site is within the Antelope Valley Business Park Specific Plan (SP), which allows industrial development projects. The project was approved through SPR 21-005, and minor changes to the approved project are permitted with administrative approval as specified within PMC Section 17.26.040. The proposed modification is consistent with SP Goal 1: *Promote orderly development which protects public health and safety and provides a quality environment.* The proposed modification supports and promotes both orderly and quality development by reconfiguring parking areas along 10th Street West and around the two of the three proposed buildings, while maintaining safe circulation throughout the site. In addition, the proposed site plan ensures that commercial vehicles utilizing the service bays to the north and south of the hub building and to the south of the freezer building will not obstruct drive aisles or sidewalks. Furthermore, the project is consistent with General Plan Goal LUD-4.1: *Use simple, urban building forms made with*

permanent materials with high-quality detailing that stands the test of time. The proposed architectural modifications are designed to provide a cohesive aesthetic through use of consistent massing, materials, and architectural detailing. The exterior of the buildings will consist of a concrete finish with varying shades of gray and reveals on all four sides of the building, which is consistent with the previously approved project.

3. The proposed modification complies with the purpose and intent of all applicable terms and conditions of the existing entitlement.

The proposed modification does not change the permitted use of the buildings or intensify of the approved industrial use of the property, because the case planner has confirmed that the proposed modification complies with the purpose and intent of all applicable terms and conditions of the existing entitlement (SPR 21-005), such as setbacks, building heights, and is compatible with the colors and materials previously approved.

In addition, Environmental Impact Report (EIR) 90-3 was prepared and certified by the City Council (Resolution No. CC 92-103) on June 11, 1992, for approval of the SP. Subsequently an addendum to the EIR was prepared in conjunction with original approval of SPR 21-005, and on January 27, 2022, the Hearing Officer approved the addendum finding that there were no new or additional significant impacts that were not already addressed by the EIR. The proposed project involves the reconfiguration of building footprints, parking configuration, and modification of architectural elevations for the industrial development. Staff review of the revisions to the project has determined that a subsequent or supplemental EIR as described in the California Environmental Quality Act Guidelines, is not required for the project because it does not propose significant revisions to the project, there are no significant changes in circumstances and there is no new information of substantial importance that will involve new significant environmental effects or increase the severity of previously identified significant effects. As such, staff concluded that the request is consistent with SPR 21-005, and the previous EIR and addendum adequately address the project.

4. The proposed structure or addition meets all applicable Zoning Ordinance requirements including, but not limited to, minimum structure design, construction standards and setbacks.

After review of the plans date stamped, 'Received December 1, 2022', the proposed modification meets all applicable SP and PMC requirements including, but not limited to, minimum structural design, construction standards, and building setbacks. The revised layout of the three buildings meets the setback requirements because the hub building is setback approximately 500 feet and the freezer building is setback approximately 553 feet from 10th Street West. In addition, the hub and freezer buildings are setback approximately 1,172 feet and approximately 540 feet from Avenue M, respectively. Additionally, the accessory building is setback approximately 75 feet from the east property line. The heights for the proposed buildings range from 22 feet to 45 feet, which is below the 50-foot allowed height limit for primary and accessory structures. The proposed modifications to the previously approved site plan do not result in an increase to the building area for the development and will accommodate the provision of 97 additional parking spaces. Additionally, the site is designed in accordance with the development standards specified within the SP and PMC and will be constructed in compliance with the applicable building regulations.

While the overall landscaping provided on-site will exceed the minimum 10 percent requirement as specified within SP Section V.D.5, the parking areas adjacent to 10th Street West, west of both the hub and freezer buildings and the parking areas adjacent to Avenue M to the north, south, and east of the hub building as well as the parking areas east of the freezer building, do not provide the required minimum one canopy tree diamond for every five parking spaces. In addition, the parking areas to the north, south, and east of the proposed hub building and to the south and east of the freezer building, do not provide the required landscaping islands at the end of parking aisles and finger-type planters between every 12 parking spaces. As specified within PMC Section 17.87.050.H.1, for industrial zones, landscaping requirements only apply when the parking area is visible from arterial streets, freeways, or less

intensive land use districts. If the parking area is not visible from these locations, the reviewing authority may reduce or waive these requirements. While the parking areas will not be visible from the freeways or less intensive land use districts, they are bordered by two Regional streets. To ensure that all parking areas are appropriately screened, the project includes additional landscaping along the perimeter of the parking areas with added trees and shrubs along both 10th Street West and Avenue M as well as the installation of a 12-foot-tall screen wall along the southern parking area. As specified within PMC Section 17.87.050.L, parking areas are considered to be screened through the use of landscaping, change in grade, a decorative wall at a maximum height of three feet or any combination thereof. As such, the applicant has requested a waiver from the landscaping requirements to allow the removal of canopy trees diamond, reduction of landscaping islands and landscaping planters. As specified within PMC Section 17.87.050.H.1, the waiver has been granted as part of this approval and as depicted on the plans date stamped, 'Received December 1, 2022'.

5. The proposed modification has no violations of the Municipal Code existing on the subject property.

As of January 3, 2023, there are no open Code Enforcement cases on file for the subject property.

Therefore, pursuant to PMC Section 17.26.040 and based upon the above-mentioned findings, Minor Modification 22-057 is hereby approved subject to the following conditions:

1. Minor Modification 22-057 shall be consistent with the approved plans stamped, 'Received December 1, 2022'. (P)
2. Minor Modification 22-057 shall allow for the reconfiguration of building footprints, parking configuration, and modification of architectural elevations for the industrial development. (P)
3. The applicant shall submit a \$75 check or money order made payable to the Los Angeles County Clerk to the City of Palmdale for

the purpose of filing the environmental document within five days of receiving this approval letter. (P)

4. Minor Modification 22-057 shall comply with the Conditions of Approval as specified within Hearing Officer Determination No. HO-2021-009 for Site Plan Review 21-005 and all conditions contained herein. (E)(P)(TE)
5. Revisions, modifications, and/or deletions to the approved plans shall be submitted to the Planning Division for review and approval. Revisions, modifications and/or deletions may require review and approval of additional applications by the Planning Manager. (P)
6. In compliance with the PMC, the owner/applicant shall agree, at his/her/their sole cost and expense, to defend, indemnify, and hold harmless, the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul an approval of the City Council, Planning Commission, or other decision-making body, including staff, concerning this project. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve the owner/applicant of his/her obligations under this condition. (P)
7. The record owner of the property and applicant shall submit a Certification of Acceptance of Conditions forms (attached) to the Planning Division indicating agreement with all conditions of this approval before the approval becomes effective. (P)
8. Future use of the buildings shall meet the standards and shall be developed within the limits established by the SP and PMC as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to establishment or operation. (P)
9. All ordinances, resolutions, policies and standards of the City in effect at the time this project is approved shall be complied with as a condition of this approval. (P)

10. No expansion of use beyond the scope and nature described in the application (Minor Modification 22-057), which would tend to increase the projected scale of operations, shall be permitted except upon application for, and approval of, modification of this permit in compliance with all procedures and requirements, therefore. (P)

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

11. Prior to issuance of permits, all proposed construction work shall be subject to plan check and approval with the Planning Division, Building and Safety Division, and the Los Angeles County Fire Department. Plan check fees shall be paid to both the Planning Division and Building and Safety Division. The plans shall demonstrate compliance with the 2022 California Building Code, Plumbing, Mechanical, Electrical, Fire, Energy, and Green Codes, PMC and all conditions contained herein. (P)(TE)
 - 11.1 A photometric plan shall be submitted for all exterior lighting in compliance with PMC Chapter 17.86 and prepared by a licensed professional indicating details and specifications for all building-mounted and site lighting.
 - 11.2 All exterior lighting shall be decorative and appropriate for the architecture of the associated building. Lighting fixtures shall comply with PMC Chapter 17.86 and wall packs shall be avoided.
 - 11.3 Utility and transformer boxes, backflow devices, and other similar equipment facilities shall be placed underground, unless otherwise specified and approved. Screening shall be provided, shall be compatible with main structures and shall include landscaping where appropriate. All electrical switchgear shall be located within an electrical or utility room within the associated building, which may be accessible from an exterior door or doors. No exterior surface mounted switchgear shall be permitted.

- 11.4 Any bollards visible to the public shall include a decorative cover consistent with the architectural style of the associated building. Safety colored pipe-style bollards shall only be permitted in areas hidden from the public right-of-way.
- 11.5 Roof-mounted equipment shall be fully screened from view from the public right-of-way and properties in the vicinity. Screening for roof-mounted equipment shall be integrated into the building design, such as with parapet walls or roof line treatment. Equipment shall be painted to match the rooftop in color and should be grouped together where practical.
- 11.6 Specifications shall be provided for the decorative metal canopies and patio covers depicted on the building elevations. Final design shall be subject to approval of the Planning Manager.
- 11.7 The colored/conceptual architectural elevations shall be revised to ensure the proposed material schedule and color callouts are depicted and are to the satisfaction of the Planning Manager.
- 11.8 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.
- 11.9 The site plan shall identify the interior traffic flow pattern.
- 11.10 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. 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 (2022 edition).

11.11 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.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH ISSUANCE OF BUILDING PERMITS:

12. Appropriate right-of-way for right-turn lanes shall be provided at each of the project driveways. Design shall be subject to the approval of the City Engineer. (TE)
13. A right-turn lane shall be provided for eastbound Columbia Way (Avenue M) at 6th Street West. The right-turn lane shall be a full width of 12 feet for a distance of 300 feet from the edge of the curb radius and provide a taper of 120 feet in length. (TE)
14. A right-turn lane shall be provided for northbound 10th Street West at Columbia Way (Avenue M). The right-turn lane shall be a full width of 12 feet for a distance of 350 feet from the edge of the curb radius and provide a taper of 120 feet in length. (TE)
15. Right-turn lanes shall be provided for northbound 10th Street West at the middle and northern project driveways. (TE)
16. Design and construction of improvements on 10th Street West and Columbia Way (Avenue M) shall include a raised median. (TE)
17. Driveways shall have a minimum radius of 15 feet. (TE)

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

18. A signing and striping plan shall be provided for all roadway improvements. (TE)

19. The applicant shall comply with all City and State guidelines and requirements for traffic control during construction and prior to final project acceptance. (TE)
20. Signal modifications at the intersections of Columbia Way (Avenue M) with 10th Street West and 6th Street West, and at the 10th Street West and Avenue M-4 intersection shall be designed and constructed. Plans shall be subject to the approval of the City Engineer. (TE)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO OCCUPANCY OF THIS PROJECT:

21. The applicant shall comply with the provisions of PMC Chapter 3.40 (Traffic Impact Fee Requirements). 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 PMC Chapter 3.40. (TE)
22. 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)
23. Access on 10th Street West at the northernmost and southernmost driveways shall be limited to right-turn in and right-turn out movements: the right-turn only sign for driveway exiting vehicles shall be installed and maintained by the property owner and shall comply with State standards. (TE)
24. The applicant shall develop, maintain, and implement a transportation demand management plan to reduce vehicle travel and minimize negative impacts on air quality. (TE)

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

25. 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)

Letter to Geoff Garland
Minor Modification 22-057
January 5, 2023
Page 11

26. The installation of speed humps shall be prohibited as required by PMC 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)

Key to Departmental Conditions:

- (P) Planning Division (661-267-5200)
(E) Engineering Division (661-267-5300)
(TE) Traffic Division (661-267-5300)

Enclosed are the Certification of Acceptance of Conditions forms for the project. Copies of the approved minor modification plan will be released to the applicant upon receipt of the signed and notarized Certification of Acceptance of Conditions forms. Please contact the Building and Safety Division at (661) 267-5353 and the Engineering Division at (661) 267-5300 to obtain the necessary permits. We look forward to assisting you in bringing this project to the City of Palmdale. If you have any questions regarding this approval, please contact Associate Planner Jasmine Almora at jalvarado@cityofpalmdale.org / (661) 267-5287.

Sincerely,



Megan Taggart
Planning Manager

for

Enclosures

- cc: Davie Cowan, Kimley-Horn
- ec: Luis Garibay, Director of Economic and Community Development
Brian George, Building Official
Amilcar Naef, Engineering Manager
Jay Nelson, Traffic Engineer
Mica Schuler, Senior Economic Development Managing Analyst
Adam Yas, Plans Examiner

CERTIFICATION OF ACCEPTANCE OF CONDITIONS

Required as a Condition of Approval by the City of Palmdale

SUBJECT PROPERTY:

Assessor's Parcel Nos.: 3128-015-900 and -902

Address: Southeast corner of 10th Street West and West Avenue M/Columbia Way

Applicant: IDS Real Estate Group

I/we, being the applicant of the above-referenced property to this certification, have received a copy of the draft Conditions of Approval for Minor Modification 22-057. I/we are aware of and accept all of the Conditions stated in the approval letter for Minor Modification 22-057 and agree to comply with all requirements and Conditions contained therein. I/we certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: _____, 2023, at _____, California.

Signature

Printed Name

Signature

Printed Name

State of California }
 }
County of _____ }

On _____, 2023, before me, _____, a Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed that same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____
(Seal)

CERTIFICATION OF ACCEPTANCE OF CONDITIONS

Required as a Condition of Approval by the City of Palmdale

SUBJECT PROPERTY:

Assessor's Parcel Nos.: 3128-015-900 and -902

Address: Southeast corner of 10th Street West and West Avenue M/Columbia Way

Owner: Trader Joe's Company

I/we, being the owner of the above-referenced property to this certification, have received a copy of the draft Conditions of Approval for Minor Modification 22-057. I/we are aware of and accept all of the Conditions stated in the approval letter for Minor Modification 22-057 and agree to comply with all requirements and Conditions contained therein. I/we certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: _____, 2023, at _____, California.

Signature

Printed Name

Signature

Printed Name

State of California }
 }
County of _____ }

On _____, 2023, before me, _____, a Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed that same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CONTACT: Jasmine Alvarado
Assistant Planner
(661) 267-5287

SUBJECT: Filing of Notice of Determination in Compliance With Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: N/A

Project Title: Site Plan Review 21-005

Project Applicant: Ware Malcomb



THIS NOTICE WAS POSTED
ON February 02 2022
UNTIL March 04 2022
REGISTRAR – RECORDER/COUNTY CLERK

Project Location (include county): Two vacant parcels totaling approximately 116 acres (APNs: 3128-015-900 and -902) located at the southeast corner of 10th Street West and Avenue M/Columbia Way in the City of Palmdale, County of Los Angeles, California.

Project Description: The proposed project is a request to construct one industrial building totaling approximately 1,050,000 square feet. The proposed development also includes on- and off-site improvements needed to support the new development, including the installation of curbs, sidewalks, and pavement, installation of parking areas to the north, south, and west of the proposed building, loading and unloading areas along the north and south building elevations, and installation of landscaping and lighting throughout the site.

This is to advise that the City of Palmdale (Lead Agency or Responsible Agency) has approved the above-described project on January 27, 2022, and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for the project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.

Notice of Determination
SPR 21-005
January 27, 2022

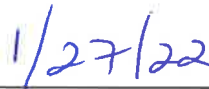
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550.

Signature (Public Agency):



Megan Taggart, Planning Manager
City of Palmdale



Date

Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.

2022 025895

FILED
Feb 02 2022
Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by ANNA MOVSESIYAN



PALMDALE

a place to call home

February 7, 2022

STEVEN D. HOFBAUER
Mayor

RICHARD J. LOA
Mayor Pro Tem

LAURA BETTENCOURT
Councilmember

AUSTIN BISHOP
Councilmember

JUAN CARRILLO
Councilmember

38300 Sierra Highway

Palmdale, CA 93550-4798

Tel: 661/267-5100

Fax: 661/267-5122

TDD: 661/267-5167

Auxiliary aids provided for

communication accessibility

upon 72 hours notice and request.

Paul Norcross
Ware Malcomb
4683 Chabot Drive, Suite 300
Pleasanton, CA 94588

RE: SITE PLAN REVIEW 21-005; A REQUEST TO DEVELOP TWO PARCELS TOTALING 116 ACRES WITH ONE INDUSTRIAL BUILDING TOTALING APPROXIMATELY 1,050,000 SQUARE FEET LOCATED AT THE SOUTHEAST CORNER OF 10TH STREET WEST AND AVENUE M/COLUMBIA WAY (APNs: 3128-015-900 AND -902)

Dear Paul:

Enclosed is the original Environmental Filing Fee Cash Receipt from the Los Angeles County Recorder's Office for the above-referenced project. Please retain this receipt for your records.

If you have any questions regarding this project, please contact Assistant Planner Jasmine Alvarado at 661/267-5287.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn O'Brien".

Lynn O'Brien
Administrative Assistant

Enclosure

cc: File

Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: A. MOVSIKYAN



* 2 0 2 2 0 2 0 2 1 2 5 0 0 3 3 *

Wednesday, February 2, 2022 4:18 PM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2022025895	1	\$75.00
NoD - Environmental Impac 2022025895	1	\$3,539.25

Total **\$3,614.25**

Total Documents: 1

Customer payment(s):

Check \$3,614.25

Check List:
#413 \$3,614.25

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2022 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT # 202202021250033
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY


LEAD AGENCY CITY OF PALMDALE			DATE 02/02/2022
COUNTY/STATE AGENCY OF FILING LACC			DOCUMENT NUMBER 2022025895
PROJECT TITLE SITE PLAN REVIEW 21-005			
PROJECT APPLICANT NAME JASMINE ALVARADO			PHONE NUMBER
PROJECT APPLICANT ADDRESS 38250 SIERRA HIGHWAY PLANNING DIVISION		CITY PALMDALE	STATE CA
		ZIP CODE 93550	
PROJECT APPLICANT (Check appropriate box):			
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,539.25	\$ 3,539.25
<input type="checkbox"/> Negative Declaration (ND)(MND)	\$2,548.00	\$ 0.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,203.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

Cash
 Credit
 Check
 Other _____
 \$ 3,614.25

SIGNATURE X 	TITLE ITC
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PALMDALE

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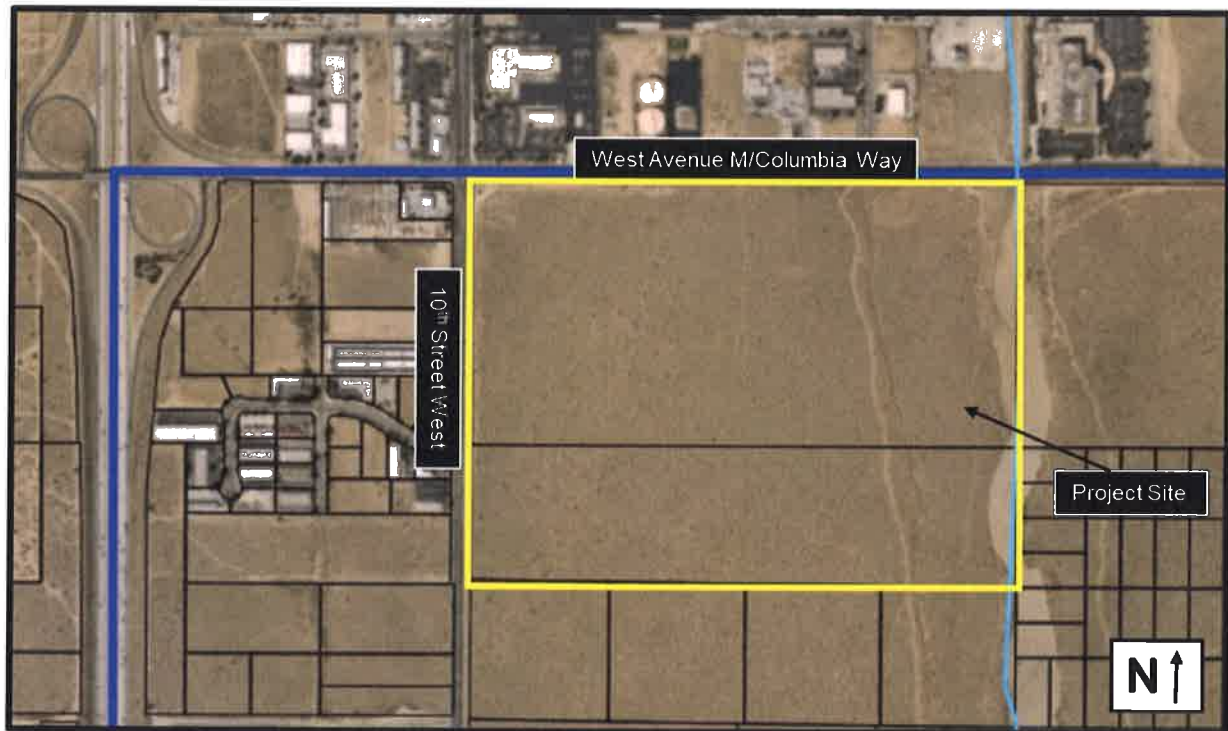
Staff Report to the Hearing Officer

PROJECT NO: Site Plan Review 21-005
PLANNER: Jasmine Alvarado, Assistant Planner
DATE: January 27, 2022

RECOMMENDATION

Adopt Hearing Officer Determination No. HO-2021-009, approving Site Plan Review (SPR) 21-005, which includes a waiver from landscape requirements as allowed by Palmdale Municipal Code (PMC) Section 17.87.050.H.1, and find that the project will require minor clarifications as outlined within the addendum prepared for the previously certified Environmental Impact Report (EIR 90-3) for the Antelope Valley Business Park Specific Plan.

FIGURE 1 – AERIAL MAP



PROJECT DESCRIPTION

The proposed project is a request construct one industrial building totaling approximately 1,050,000 square feet on two vacant parcels located at the southeast corner of 10th Street West and West Avenue M/Columbia Way. The proposed development also includes all on- and off-site improvements needed to support the new development, including the installation of curbs, sidewalks, and pavement, installation of parking areas to the north, south, and west of the proposed building, loading and unloading areas along the north and south building elevations, and installation of landscaping and lighting throughout the site.

BACKGROUND

The subject application was submitted on April 15, 2021, and was deemed incomplete on May 12, 2021. The application was subsequently deemed complete on December 21, 2021, after resolution of completeness items, and scheduled for the January 27, 2022, Site Plan Review hearing.

The project site is within the Antelope Valley Business Park Specific Plan (SP), which was adopted by the City Council on July 9, 1992, for an approximately 120-acre area that is generally bounded by West Avenue M/Columbia Way to the north, 10th Street West to the west, and vacant properties to the south and east.

TABLE 1: EXISTING LAND USE / ZONING / GENERAL PLAN

	Land Use	Zoning	General Plan
Subject Site	Vacant land	SP (Antelope Valley Business Park Specific Plan)	SP (Antelope Valley Business Park Specific Plan)
North	Existing industrial buildings, across West Avenue M/ Columbia Way	City of Lancaster jurisdiction	City of Lancaster jurisdiction
South	Vacant land	M-4 (Planned Industrial)	BP (Business Park)
East	Vacant land	M-4 (Planned Industrial)	BP (Business Park)
West	Vacant land and existing industrial and commercial buildings, across 10 th Street West	C-5 (Service Commercial) / M-4 (Planned Industrial)	CM (Commercial Manufacturing) / BP (Business Park)

NOTICING/AGENCY COMMENTS

TABLE 2: AFFECTED AGENCIES

	Agency	Comments
Water Service:	Los Angeles County Waterworks District	No comments received
School District(s):	Antelope Valley Union High School District	No comments received
	Palmdale School District	No comments received
Other:	AT&T	No conflict
	Antelope Valley Air Quality Management District	Compliance with District Rule 403 Fugitive Dust, including submission and approval of a Dust Control Plan
	Antelope Valley-East Kern Water Agency (AVEK)	Applicant must comply with AVEK requirements, including submission of a utilities plan
	Los Angeles County Fire Department	Applicant must comply with the Los Angeles County Fire Department requirements
	Los Angeles County Public Works	Applicant must comply with the Los Angeles County Public Works requirements and pay applicable fees
	Los Angeles County Sanitation Districts	Applicant will be required to pay connection fees

ANALYSIS

TABLE 3: GENERAL PLAN CONSISTENCY/SPECIFIC PLAN CONSISTENCY

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use	<i>SP Goal 1: Promote orderly development which protects public health and safety and provides a quality environment.</i>	Yes	The site design is intended to function well for site users, including pedestrian and vehicle traffic by including the installation of paths of travel that are compliant with the Americans with Disabilities Act, lighting, landscaping, and drive aisles that are adequately sized to accommodate two-way traffic.
	<i>SP Objective 3.1: Increase the number of jobs in Palmdale and decrease the number of residents who commute elsewhere to work.</i>	Yes	The proposed project will provide new employment opportunities within the City and serve residents in the community.
Community Design	<i>GP Policy CD 5.4.7: Architectural treatment of buildings shall use variation in roof lines, massing, height, relief and wall planes to break up the building bulk and create visual interest. Architectural treatments shall be included on all sides of the structures.</i>	Yes	The proposed building has been designed to be integrated into the character of the surrounding area. The building will be constructed of concrete with varying shades of gray, and includes varying roof lines and reveals on all four sides of the building, which are complementary to the surrounding development.

**Justification is based on review by the case planner of the site plan, floor plan, elevations and landscaping plans date stamped 'Received December 9, 2021'.*

FIGURE 2 - SITE PLAN

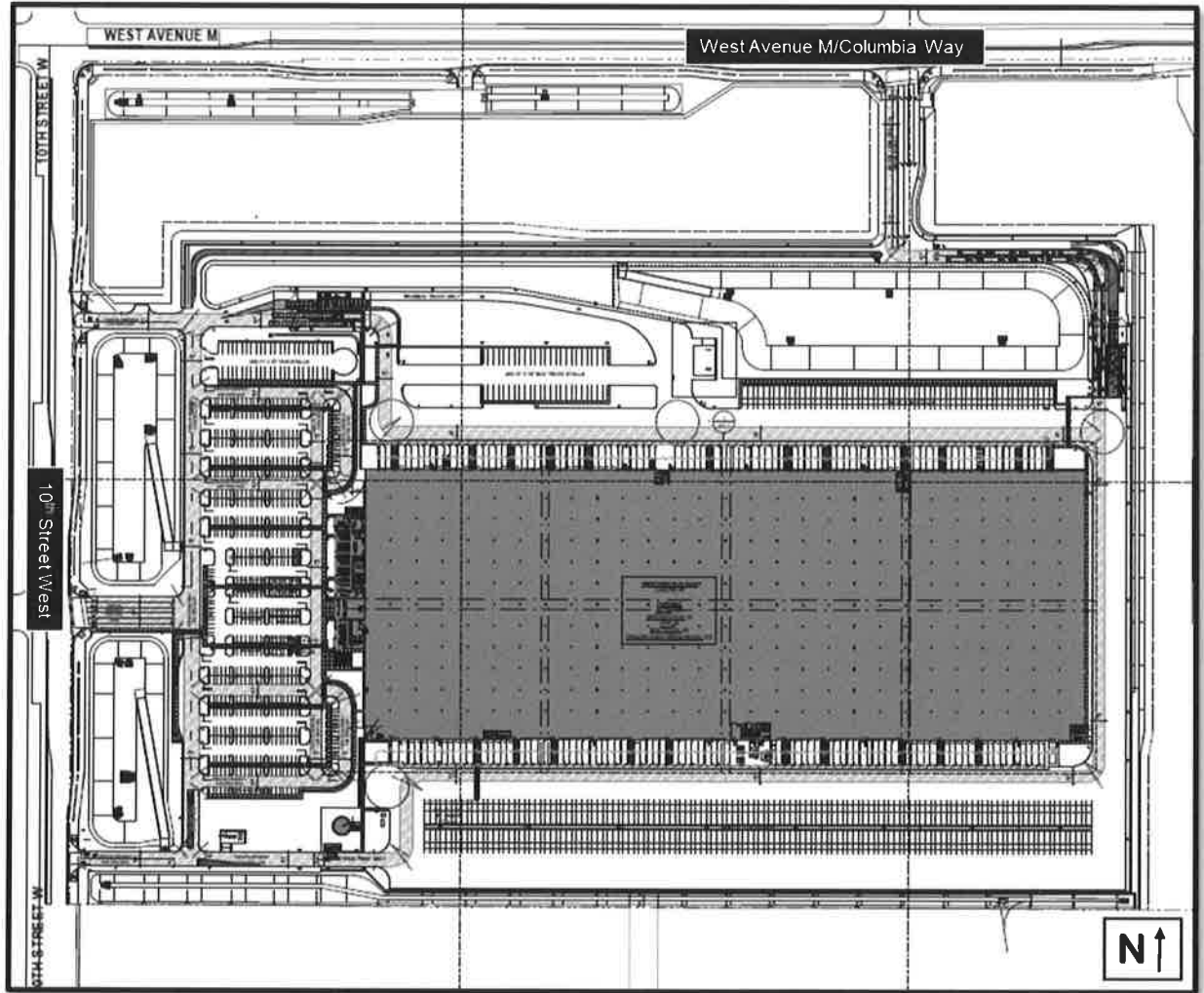
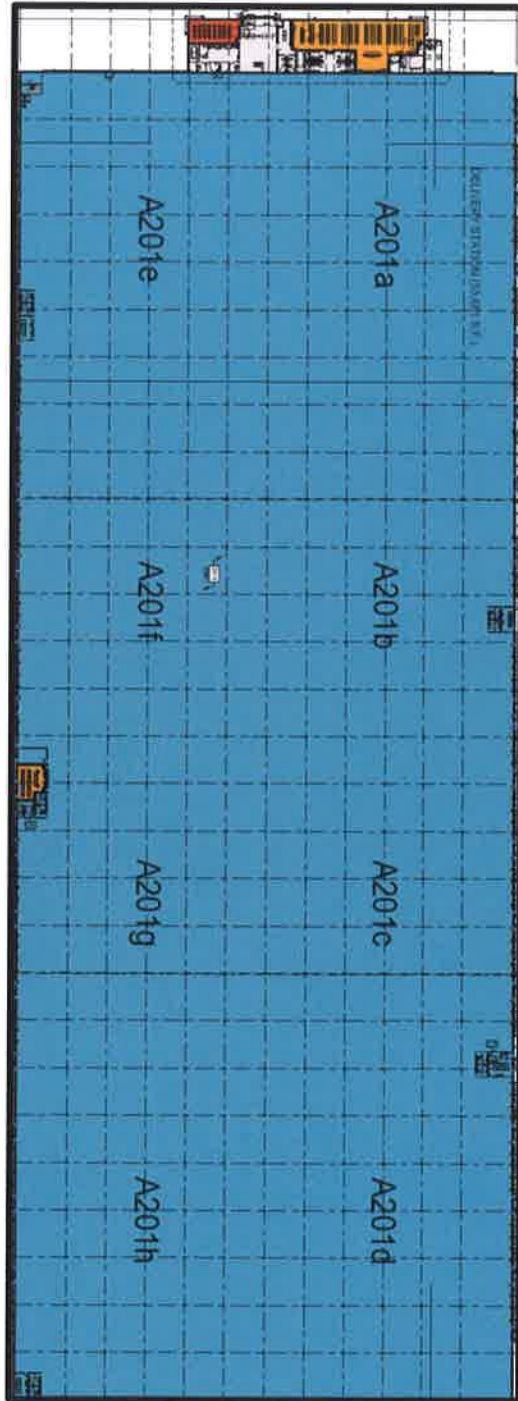
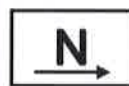


FIGURE 3 – FLOOR PLAN



LEGEND	
	(BREAK ROOM)
	(TRAINING ROOM)
	(OFFICE)
	(WAREHOUSE)



**TABLE 4: PALMDALE MUNICIPAL CODE / ANTELOPE VALLEY BUSINESS PARK
 SPECIFIC PLAN STANDARDS**

	Standard	Standard Met?	Justification*
Setbacks	<p>Building: Street frontages: 30 feet (SP Section V.D)</p> <p>Interior side and rear property lines: 10 feet and 15 feet (SP Section V.D)</p> <p>Parking: Street frontages: 20 feet (SP Section V.D)</p> <p>Interior side and rear property lines: 10 feet (SP Section V.D)</p>	Yes	<p>The property is bounded by two major streets, West Avenue M/Columbia Way and 10th Street West. The proposed structure is approximately 900 feet from the north property line along the West Avenue M/Columbia Way, approximately 550 feet from the west property line along 10th Street West, approximately 400 feet from the interior side along the southern property line and 300 feet from the rear along the east property line.</p> <p>Furthermore, the proposed parking areas to the north of the building are setback a minimum of 750 feet from West Avenue M/Columbia Way and the parking area to the west of the building is setback a minimum of 300 feet from 10th Street West.</p>
Building Height	<p>Maximum: 50 feet for primary structures and 35 feet for accessory structures (SP Section V.D and PMC Section 17.62.090)</p>	Yes	<p>The maximum height of the proposed industrial building is 50 feet and the accessory structures (i.e., guard house, above ground pump house, canopy enclosure, and bicycle shelter) range from 14 feet to 35 feet in height.</p>

**TABLE 4: PALMDALE MUNICIPAL CODE / ANTELOPE VALLEY BUSINESS PARK
 SPECIFIC PLAN STANDARDS CONTINUED**

	Standard	Standard Met?	Justification*
Off-Street Parking	<p>Warehouse: One space for every 1,000 square feet of gross floor area devoted to wholesale, warehouse, and distribution. (SP Section V.D.6)</p> <p>Office: One space for every 250 square feet of gross floor area. (SP Section V.D.6)</p> <p>Bicycles: Minimum five spaces; plus an additional five percent of the number of required automobile parking spaces (SP Section V.D.6)</p>	Yes	The proposed project requires a minimum of 1,110 vehicle parking spaces and 33 bicycle spaces; 1,142 vehicle parking spaces and 34 bicycle parking spaces are provided.
Special Development Standards	Rooftop equipment shall not be visible from adjacent parcels or public rights-of-way. Mechanical equipment, including ducts and pipes, shall be contained within rooftop equipment wells, parapet wells, and/or opaque screening, wherever possible. (SP Section V.D.9)	Yes	The proposed project includes roof-mounted equipment that will be screened from public view. The proposed building is designed to have a flat roof and the equipment will be screened behind parapet walls.

**TABLE 4: PALMDALE MUNICIPAL CODE / ANTELOPE VALLEY BUSINESS PARK
 SPECIFIC PLAN STANDARDS CONTINUED**

	Standard	Standard Met?	Justification*
Landscape	<p>Minimum on-site landscaping: 10% (SP Section V.D.5)</p> <p>Parking area landscaping requirements only apply when the parking area is visible from arterial streets, freeways or less intensive land use districts. If the parking area is not visible from these locations, the reviewing authority may reduce or waive requirements (PMC Section 17.87.050.H.1).</p> <p>Parking areas are considered to be screened through the use of landscape, changes in grade, a decorative wall at a maximum height of three feet or any combination thereof (PMC Section 17.87.050.L)</p>	Yes	<p>The overall landscaping provided on-site is approximately 15 percent. While the parking areas will not be visible from the freeways or less intensive land use districts, they are bordered by two arterial streets, West Avenue M/Columbia Way and 10th Street West. As proposed, the parking areas to the west of the building, adjacent to 10th Street West, north of the building along West Avenue M/Columbia Way, and south of the building, do not provide the required minimum one canopy tree diamond for every five parking spaces. In addition, the parking areas to the north and south of the building do not provide the required landscaping islands at the end of parking aisles and finger-type planters between every 12 parking spaces. Furthermore, without proper screening, the parking area to the south of the building would also be visible from 10th Street West. However, in order to ensure that all parking areas not meeting the minimum landscape requirements are appropriately screened, the proposed project includes additional landscaping along the perimeter of the parking areas with additional trees and shrubs along West Avenue M/Columbia Way and 10th Street West and installation of a 12-foot-tall screen wall along the southern parking area as depicted on the landscaping plan. As such, the applicant has requested a waiver from the landscaping requirements to allow the removal of canopy trees diamonds, reduction of landscaping islands and landscaping planters.</p>

**Justification is based on review by the case planner of the site plan, floor plan, elevations and landscaping plans date stamped 'Received December 9, 2021'*

Access/Circulation

The site plan depicts vehicular access to the site provided from five driveways: three on 10th Street West and two on West Avenue M/Columbia Way. The internal drive aisle has a loop configuration, which allows for vehicular access around the building. As depicted on the site plan, the proposed loading areas will be easily accessible by delivery trucks. In addition, parking areas are provided to the north, west, and south of the building. Furthermore, the site has been determined to provide adequate access to accommodate safe vehicular flow by the City Engineer and Los Angeles County Fire Department.

Pedestrian access to the site will be provided through sidewalks along the north and west property lines. Pedestrian access on-site includes paved walkways from the parking areas to the building and partially shaded sidewalks adjacent to the driveways on 10th Street West and West Avenue M/Columbia Way.

Elevations

As depicted in Figures 4 through 7, the colors selected for the proposed project have been designed to ensure consistency with the surrounding area. The building has been designed to incorporate architectural elements in a modern style, including a concrete finish with varying shades of gray, reveals on all four sides, varying rooflines, and ribbed metal panels.

FIGURE 4 – PARTIAL NORTH ELEVATION



FIGURE 5 – EAST ELEVATION

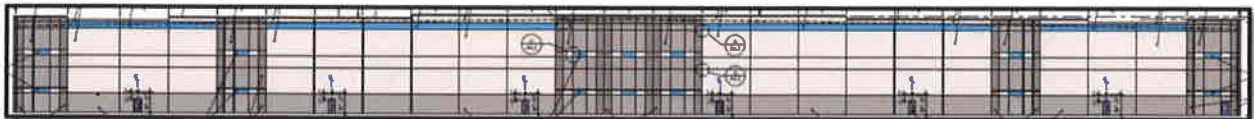
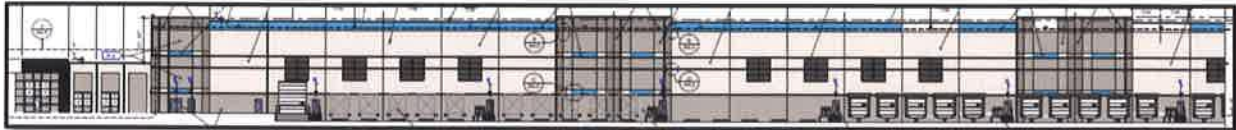


FIGURE 6 – WEST ELEVATION



FIGURE 7 – PARTIAL SOUTH ELEVATION



ENVIRONMENTAL REVIEW

EIR 90-3 was prepared and certified by the City Council (Resolution No. CC 92-103) on June 11, 1992, for approval of the SP. A Statement of Overriding Consideration was adopted for direct and cumulative impacts that could not be reduced by a level of insignificance by the incorporation of mitigation measures into the project. The significant impacts identified included direct impacts to land use (loss of open space), local and regional air quality, biological (loss of habitat), and emergency services (increased fire and sheriff service demand). All other impacts were found to be mitigatable to a level of insignificance by the mitigation measures imposed on the project.

The proposed industrial use is allowed by, and consistent with the uses envisioned by the SP. In accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163, the proposed project does not require the preparation of a subsequent or supplemental EIR because the project will not cause substantial changes in any portion of the project as described in EIR 90-3, which would require major revisions to EIR 90-3 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. Also, 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, because no significant development adjacent to the project area which impacts the infrastructure, services, or development potential within the City's boundaries has occurred. Lastly, 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.

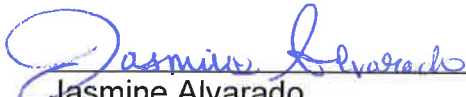
OPTIONS

The Hearing Officer has the following options:

1. Approve Hearing Officer Determination No. HO-2021-009, approving SPR 21-005, which includes a waiver from landscape requirements as allowed by PMC Section 17.87.050.H.1, and find that the project will require minor clarifications as outlined within the addendum prepared to previously certified EIR 90-3 for the SP.
2. Continue the item and direct staff to return with additional information.
3. Deny the project.

Option 1 is recommended.

Prepared by:



Jasmine Alvarado
Assistant Planner

Reviewed by:



Megan Taggart
Planning Manager

Attachment:

1. Hearing Officer Determination No. HO-2021-009

ATTACHMENT 1

HEARING OFFICER DETERMINATION CITY OF PALMDALE, CALIFORNIA HO-2021-009

A DETERMINATION OF THE HEARING OFFICER OF THE CITY OF PALMDALE, CALIFORNIA, APPROVING SITE PLAN REVIEW 21-005; A REQUEST TO CONSTRUCT ONE INDUSTRIAL BUILDING TOTALING APPROXIMATELY 1,050,000 SQUARE FEET ON TWO VACANT PARCELS LOCATED AT THE SOUTHEAST CORNER OF 10TH STREET WEST AND WEST AVENUE M/COLUMBIA WAY (APNS: 3128-015-900 AND -902)

A. RECITALS

1. Ware Malcomb, has filed an application requesting approval of Site Plan Review (SPR) 21-005 (hereinafter referred to as "Application");
2. The Application, as contemplated, proposes to construct one industrial building totaling approximately 1,050,000 square feet on two vacant parcels located at the southeast corner of 10th Street West and West Avenue M/Columbia Way, referred on the County Assessor's roles as APNS 3128-015-900 and -902, legally described on Exhibit I hereto and shown on the map attached hereto as Exhibit II;
3. On January 27, 2022, the Hearing Officer of the City of Palmdale conducted a duly noticed public hearing on the Application and concluded said hearing on that date; and,
4. All legal prerequisites to the adoption of this determination have occurred.

B. DETERMINATION

1. The Hearing Officer hereby specifically finds that all of the facts set forth in the Recitals, Part A of this Determination, are true and correct.
2. Based upon substantial evidence presented to this Hearing Officer during the above-referenced January 27, 2022, public hearing, including public testimony, and written and oral staff report, the Hearing Officer specifically finds as follows:
 - (a) The design and layout of the proposed development or structures is consistent with the City's General Plan, any applicable specific plan, any applicable design guidelines, and the development standards set forth in this Zoning Ordinance.

The proposed project involves the construction of one industrial building totaling approximately 1,050,000 square feet on two vacant parcels; construction of all on- and off-site improvements needed to support the new development, including the installation of curbs, sidewalks, and pavement; installation of parking areas to the north, south, and west of the proposed building, loading and unloading areas along the north and south building elevations; and, installation of landscaping and lighting throughout the site. Industrial uses are permitted within the Antelope Valley Business Park Specific Plan (SP) and the proposed project is consistent with the City's General Plan and the SP as discussed in Exhibit III and applicable development standards as described in Exhibit IV.

- (b) The design of the structures, including layout, size, shape, mass, height, architectural elements and other design factors are appropriate to the size and shape of the lot and are compatible and harmonious with the uses and structures on adjacent properties.

The project site is adequately sized to accommodate the proposed industrial building and all the necessary on- and off-site improvements (i.e., landscaping, parking, loading and unloading areas, etc.). In addition, the proposed height of the industrial building is 50 feet and the accessory structures (i.e., guard house, above ground pump house, canopy enclosure, and bicycle shelter) range from 14 feet to 35 feet in height, which comply with the maximum height requirements, as shown in Exhibit IV. Furthermore, the proposed building elevations have been designed to ensure balance with surrounding development. The proposed building has been designed to incorporate architectural elements in a modern style, including a concrete finish with varying shades of gray, reveals on all four sides, varying rooflines, and ribbed metal panels.

- (c) The design of the project will provide a desirable environment for its occupants, the visiting public and its neighbors through the use of high-quality building materials, design elements, colors, textures and landscape features.

The proposed development is situated within an SP, which intends for this type of development. The Application will provide a desirable environment because the proposed project involves installation of

curbs, sidewalks, and pavement; installation of parking areas to the north, south, and west of the proposed building; loading and unloading areas along the north and south building elevations; and, installation of landscaping and lighting throughout the site. In addition, the proposed project involves the installation of five driveways, three on 10th Street West and two on West Avenue M/Columbia Way, to provide access to the development. The proposed landscaping materials will be drought-tolerant, which is consistent with other properties in the vicinity and requirements of the SP and PMC. In addition, shaded pedestrian access to the site will be provided through sidewalks along the north and west property lines. Pedestrian access on-site includes paved walkways from the parking areas to the building and partially shaded sidewalks adjacent to the driveways on 10th Street West and West Avenue M/Columbia Way.

- (d) In industrial zones and for public/institutional uses consistent with these zones, parking lots adjacent to arterial streets, freeways, or less-intensive land use districts shall be designed to provide adequate screening, as set forth in PMC Section 17.87.050.L.1. For parking lots which are not visible to the general public from arterial streets, freeways, or less intensive land use districts, the requirement for parking lot landscaping may be reduced or waived by the reviewing authority.

The parking areas will not be visible from the freeways or less intensive land use districts; however, they are bordered by two arterials streets, West Avenue M/Columbia Way and 10th Street West. As proposed, the parking areas to the west of the building, adjacent to 10th Street West, north of the building along West Avenue M/Columbia Way, and south of the building, do not provide the required minimum one canopy tree diamond for every five parking spaces. In addition, the parking areas to the north and south of the building do not provide the required landscaping islands at the end of parking aisles and finger-type planters between every 12 parking spaces. Furthermore, without proper screening, the parking area to the south of the building would also be visible from 10th Street West. However, in order to ensure that these parking areas are adequately screened, the proposed project includes landscaping along the perimeter of the parking areas with additional

trees and shrubs along West Avenue M/Columbia Way and 10th Street West, as discussed within Exhibit IV. In addition, in order to ensure that the parking area south of the proposed building is adequately screened from 10th Street West, the Application includes installation of a 12-foot-tall screen wall and dense landscaping as depicted on the landscaping plan. As such, the applicant has requested a waiver from the landscaping requirements to allow the removal of canopy trees diamonds, reduction of landscaping islands and landscaping planters. As specified within PMC Section 17.87.050.H.1, the approving body has the authority to grant such a waiver and the recommendation to the Hearing Officer includes language documenting approval of the request.

- (e) The building materials and design features are of a quality and type that will remain aesthetically appealing over time without necessitating frequent and unrealistic maintenance or replacement.

The proposed building will be constructed of concrete and metal, which are durable and able to weather the temperature fluctuations in the high desert. Although there is reduction of the amount of landscaping within the parking areas, the Application includes installation of additional trees and shrubs along West Avenue M/Columbia Way and 10th Street West, as discussed within Exhibit IV and as shown on the landscape plan. In addition, the proposed landscaping materials are consistent with the SP and PMC, because the proposed plants are drought tolerant. This ensures the plant materials will remain aesthetically appealing over time without unnecessary frequent maintenance.

- 3. The Hearing Officer hereby finds as follows with respect to the environmental document prepared in connection with SPR 21-005:

- (a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines, EIR 90-3 was prepared and certified by the City Council (Resolution No. CC 92-103) on June 11, 1992, for approval of the SP, and the proposed project has been found to be consistent with said EIR. A Statement of Overriding Consideration was adopted for direct and cumulative impacts that could not be reduced by a level of insignificance by the incorporation of mitigation measures into the project. The significant impacts identified included direct impacts to

land use (loss of open space), local and regional air quality, biological (loss of habitat), and emergency services (increased fire and sheriff service demand). All other impacts were found to be mitigatable to a level of insignificance by the mitigation measures imposed on the project.

In accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163, the proposed project does not require the preparation of a subsequent or supplemental EIR because the project will not cause substantial changes in any portion of the project as described in EIR 90-3, which would require major revisions to EIR 90-3 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. Also, 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, because no significant development adjacent to the project area which impacts the infrastructure, services, or development potential within the City's boundaries has occurred. Lastly, 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 (Exhibit V) 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 all other materials, which constitute the record of proceedings upon which the Hearing Officer's decision is based, is the Planning Manager of the City of Palmdale. Those 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.

4. Based on the findings and conclusions set forth in paragraphs 1 and 2 above, the Hearing Officer hereby approves SPR 21-005 subject to the Conditions of Approval as set forth in Exhibit VI.
5. The Deputized Clerk shall certify to the approval of their determination.

APPROVED this 27th day of January 2022.

Benjamin Lucha, Hearing Officer

ATTEST:

Kathy Inman, Deputized Clerk

EXHIBIT I

**AERIAL MAP
FOR
SITE PLAN REVIEW 21-005**

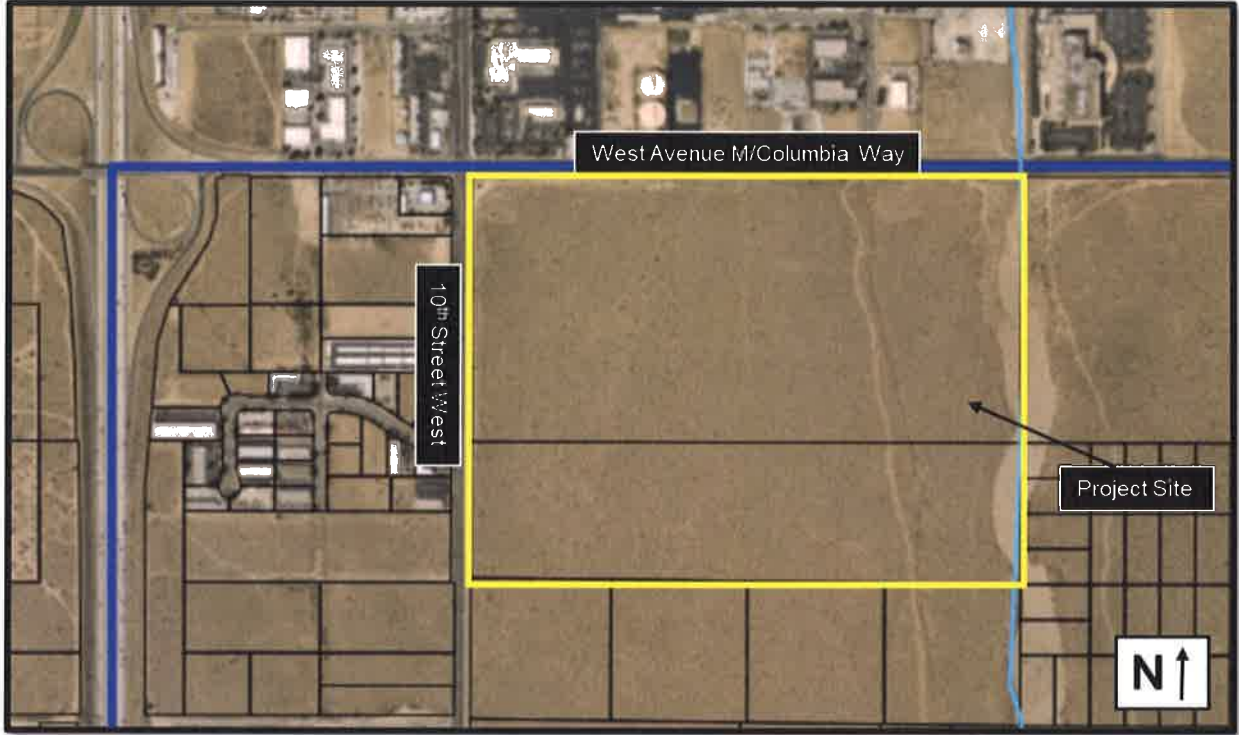


EXHIBIT II

LEGAL DESCRIPTION FOR SITE PLAN REVIEW 21-005

The Land referred to herein below is situated in the City of Palmdale, County of Los Angeles, State of California, and is described as follows:

PARCEL 1:

LOT 1 IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALMDALE, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND.

EXCEPT THAT PORTION OF SAID LOT 1 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID SOUTHWEST CORNER BEING THE TRUE POINT OF BEGINNING: THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1, SAID WEST LINE BEING THE WEST LINE OF SAID SECTION 3, NORTH 0° 07' 20" WEST 668.74 FEET; THENCE NORTH 89° 56' 08" EAST 2674.18 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT 1, SAID EAST LINE ALSO BEING THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE ALONG SAID EAST LINE SOUTH 0° 01' 19" EAST 671.19 FEET, MORE OR LESS TO THE SOUTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE SOUTH 89° 59' 17" WEST 2673.01 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

LOT 2 IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPT THE INTEREST IN THE NORTHERLY 30 FEET OF SAID LAND WHICH WAS CONVEYED TO THE COUNTY OF LOS ANGELES, FOR PUBLIC ROAD AND HIGHWAY PURPOSES BY DEED RECORDED IN BOOK 6637, PAGE 249 OF DEEDS.

EXCEPT FROM PARCELS 1 AND 2 ABOVE, ALL OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB THE SURFACE OF SAID PROPERTY OR ANY PORTION OF SAID PROPERTY WITHIN FIVE HUNDRED FEET (500') OF THE SURFACE THEREOF, AS EXCEPTED AND RESERVED BY LUSK/ANTELOPE VALLEY BUSINESS PARK, A CALIFORNIA LIMITED PARTNERSHIP IN DEED RECORDED AUGUST 15, 1994 AS INSTRUMENT NO. 94-1503580.

APNS: 3128-015-900 AND -902

EXHIBIT III

GENERAL PLAN / SPECIFIC PLAN CONSISTENCY TABLE

Element	Goal, Objective, or Policy	Standard Met?	Justification*
Land Use	SP Goal 1: <i>Promote orderly development which protects public health and safety and provides a quality environment.</i>	Yes	The site design is intended to function well for site users, including pedestrian and vehicle traffic by including the installation of paths of travel that are compliant with the Americans with Disabilities Act, lighting, landscaping, and drive aisles that are adequately sized to accommodate two-way traffic.
	SP Objective 3.1: <i>Increase the number of jobs in Palmdale and decrease the number of residents who commute elsewhere to work.</i>	Yes	The proposed project will provide new employment opportunities within the City and serve residents in the community.
Community Design	GP Policy CD 5.4.7: <i>Architectural treatment of buildings shall use variation in roof lines, massing, height, relief and wall planes to break up the building bulk and create visual interest. Architectural treatments shall be included on all sides of the structures.</i>	Yes	The proposed building has been designed to be integrated into the character of the surrounding area. The building will be constructed of concrete with varying shades of gray, and includes varying roof lines and reveals on all four sides of the building, which are complementary to the surrounding development.

**Justification is based on review by the case planner of the site plan, floor plan, elevations and landscaping plans date stamped 'Received December 9, 2021'.*

EXHIBIT IV

DEVELOPMENT STANDARD TABLE

	Standard	Standard Met?	Justification*
Setbacks	<p>Building: Street frontages: 30 feet (SP Section V.D)</p> <p>Interior side and rear property lines: 10 feet and 15 feet (SP Section V.D)</p> <p>Parking: Street frontages: 20 feet (SP Section V.D)</p> <p>Interior side and rear property lines: 10 feet (SP Section V.D)</p>	Yes	<p>The property is bounded by two major streets, West Avenue M/Columbia Way and 10th Street West. The proposed structure is approximately 900 feet from the north property line along the West Avenue M/Columbia Way, approximately 550 feet from the west property line along 10th Street West, approximately 400 feet from the interior side along the southern property line and 300 feet from the rear along the east property line.</p> <p>Furthermore, the proposed parking areas to the north of the building are setback a minimum of 750 feet from West Avenue M/Columbia Way and the parking area to the west of the building is setback a minimum of 300 feet from 10th Street West.</p>
Building Height	Maximum: 50 feet for primary structures and 35 feet for accessory structures (SP Section V.D and PMC Section 17.62.090)	Yes	The maximum height of the proposed industrial building is 50 feet and the accessory structures (i.e., guard house, above ground pump house, canopy enclosure, and bicycle shelter) range from 14 feet to 35 feet in height.

DEVELOPMENT STANDARD TABLE CONTINUED

	Standard	Standard Met?	Justification*
Off-Street Parking	<p>Warehouse: One space for every 1,000 square feet of gross floor area devoted to wholesale, warehouse, and distribution. (SP Section V.D.6)</p> <p>Office: One space for every 250 square feet of gross floor area. (SP Section V.D.6)</p> <p>Bicycles: Minimum five spaces; plus an additional five percent of the number of required automobile parking spaces (SP Section V.D.6)</p>	Yes	The proposed project requires a minimum of 1,110 vehicle parking spaces and 33 bicycle spaces; 1,142 vehicle parking spaces and 34 bicycle parking spaces are provided.
Special Development Standards	Rooftop equipment shall not be visible from adjacent parcels or public rights-of-way. Mechanical equipment, including ducts and pipes, shall be contained within rooftop equipment wells, parapet wells, and/or opaque screening, wherever possible. (SP Section V.D.9)	Yes	The proposed project includes roof-mounted equipment that will be screened from public view. The proposed building is designed to have a flat roof and the equipment will be screened behind parapet walls.

DEVELOPMENT STANDARD TABLE CONTINUED

	Standard	Standard Met?	Justification*
Landscape	<p>Minimum on-site landscaping: 10% (SP Section V.D.5)</p> <p>Parking area landscaping requirements only apply when the parking area is visible from arterial streets, freeways or less intensive land use districts. If the parking area is not visible from these locations, the reviewing authority may reduce or waive requirements (PMC Section 17.87.050.H.1).</p> <p>Parking areas are considered to be screened through the use of landscape, changes in grade, a decorative wall at a maximum height of three feet or any combination thereof (PMC Section 17.87.050.L)</p>	Yes	<p>The overall landscaping provided on-site is approximately 15 percent. While the parking areas will not be visible from the freeways or less intensive land use districts, they are bordered by two arterial streets, West Avenue M/Columbia Way and 10th Street West. As proposed, the parking areas to the west of the building, adjacent to 10th Street West, north of the building along West Avenue M/Columbia Way, and south of the building, do not provide the required minimum one canopy tree diamond for every five parking spaces. In addition, the parking areas to the north and south of the building do not provide the required landscaping islands at the end of parking aisles and finger-type planters between every 12 parking spaces. Furthermore, without proper screening, the parking area to the south of the building would also be visible from 10th Street West. However, in order to ensure that all parking areas not meeting the minimum landscape requirements are appropriately screened, the proposed project includes additional landscaping along the perimeter of the parking areas with additional trees and shrubs along West Avenue M/Columbia Way and 10th Street West and installation of a 12-foot-tall screen wall along the southern parking area as depicted on the landscaping plan. As such, the applicant has requested a waiver from the landscaping requirements to allow the removal of canopy trees diamonds, reduction of landscaping islands and landscaping planters.</p>

* Justification is based on review by the case planner of the site plan, floor plan, elevations and landscaping plans date stamped 'Received December 9, 2021'.

EXHIBIT V

**Addendum
Palmdale Warehouse Project
City of Palmdale, Los Angeles County, California**



Prepared for:
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550
Economic and Community Development Department

Contact: Megan Taggart, Planning Manager

Prepared by:
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250 Commerce, Suite 250
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714.508.4100

Contact: Jason Brandman, Project Director
Angela Wolfe, Project Manager

Date: January 7, 2022

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ACRONYMS AND ABBREVIATIONS

µg/m ³	micrograms per cubic meter
°C	degrees Celsius (Centigrade)
°F	degrees Fahrenheit
ADA	Americans with Disabilities Act
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
AVAQMD	Antelope Valley Air Quality Management District
BAU	business-as-usual
BMP	Best Management Practice
BRA	Biological Resources Assessment
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CAL FIRE	California Department for Forestry and Fire Protection
CBC	California Building Standards Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CESA	California Endangered Species Act
CEQA	California Environmental Quality Act
cfs	cubic feet per second
CNEL	Community Noise Equivalent Level
COA	Conditions of Approval
CREC	Controlled Recognized Environmental Condition
dBA	A-weighted decibel
DMA	drainage management area
DPR	California Department of Parks and Recreation
DTSC	Department of Toxic Substances Control
EDD	California Employment Development Department
EIR	Environmental Impact Report
EPA	United States Environmental Protection Agency
ESA	Environmentally Sensitive Area
EV	Electric Vehicle
FAA	Federal Aviation Administration
FAR	floor area ratio
FCS	FirstCarbon Solutions

Acronyms and Abbreviations

FEMA	Federal Emergency Management Agency
FTA	Federal Transit Administration
FTBMI	Fernandeño Tavaviam Band of Mission Indians
GHG	greenhouse gas
HAZNET	DTSC Hazardous Waste Manifest Data
HMP	Habitat Management Plan
HREC	Historical Recognized Environmental Condition
HVAC	heating, ventilation, and air conditioning
ITP	Incidental Take Permit
LACFCD	Los Angeles County Flood Control District
L_{eq}	equivalent sound level or equivalent continuous sound level
LID	Low Impact Development
LOS	Level of Service
LUST	Leaking Underground Storage Tank
MBTA	Migratory Bird Treaty Act
MMRP	Mitigation Monitoring and Reporting Program
mph	miles per hour
MPO	Metropolitan Planning Organization
MSL	mean sea level
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
ND	Negative Declaration
NO_x	oxides of nitrogen
PCE	Passenger Car Equivalent
PM_{10}	particulate matter less than 10 microns in diameter
$PM_{2.5}$	particulate matter less than 2.5 microns in diameter
PPV	peak particle velocity
PRC	Public Resources Code
Q_{50}	50-year storm peak flow
REC	Recognized Environmental Condition
ROG	reactive organic gases
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCCIC	South Central Coastal Information Center
SIP	State Implementation Plan
SMBMI	San Manuel Band of Mission Indians

South Coast AQMD	South Coast Air Quality Management District
SO _x	sulfur oxide
State Water Board	California State Water Resources Control Board
TAC	toxic air contaminant
TCR	Tribal Cultural Resources
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
VOC	volatile organic compound
WDR	Waste Discharge Requirement
WEAP	Worker Environmental Awareness Program

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SECTION 1: INTRODUCTION

This Addendum, checklist, and attached supporting documents have been prepared to determine whether and to what extent the certified Antelope Valley Business Park Specific Plan Environmental Impact Report (EIR) (State Clearinghouse No. 90011110, certified June 11, 1992) prepared for the City of Palmdale remains sufficient to address the potential impacts of the proposed Palmdale Warehouse Project (proposed project), or whether additional documentation is required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] § 21000, *et seq.*).

1.1 - Environmental Checklist

Pursuant to Public Resources Code Section 21166, and CEQA Guidelines Sections 15162 and 15164, subd. (a), the attached Addendum has been prepared to evaluate the proposed project. The attached Addendum uses the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines, but provides answer columns for evaluation consistent with the considerations listed under CEQA Guidelines Section 15162, subd. (a).

1.2 - Environmental Analysis and Conclusions

CEQA Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified Environmental Impact Report or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or ND have occurred (CEQA Guidelines, § 15164, subd. (a)).

An Addendum need not be circulated for public review but can be included in or attached to the Final EIR or ND (CEQA Guidelines § 15164, subd. (c)). The decision-making body shall consider the Addendum to the Final EIR prior to making a decision on the proposed project (CEQA Guidelines § 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR or ND pursuant to Section 15162 (CEQA Guidelines § 15164, subd. (e)).

Consequently, once an EIR or ND has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;¹
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

¹ CEQA Guidelines Section 15382 defines “significant effect on the environment” as “. . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . .” (see also Public Resources Code [PRC], § 21068).

- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted. . . shows any of the following:
- A. The project will have one or more significant effects not discussed in the previous EIR or ND.
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND.
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines § 15162, subd. (a); see also Public Resources Code [PRC] § 21166).

This Addendum, checklist, and attached documents constitute substantial evidence supporting the conclusion that preparation of a supplemental or subsequent EIR or ND is not required prior to approval of the above-referenced permits by responsible and trustee agencies, and provides the required documentation under CEQA.

This Addendum addresses the application of the certified Antelope Valley Business Park Specific Plan EIR to the proposed Palmdale Warehouse Project.

1.2.1 - Findings

There are no substantial changes proposed by the Palmdale Warehouse Project or under the circumstances in which the proposed project will be undertaken that require major revisions of the Antelope Valley Business Park Specific Plan EIR. The proposed revisions do not require preparation of a new subsequent or supplemental EIR or ND, due to either the involvement of new significant environmental effects, a substantial increase in the severity of previously identified significant effects, or new information of substantial importance. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible nor has the Palmdale Warehouse Project applicant declined to adopt any additional mitigation measures or alternatives that would substantially reduce one or more significant effects on the environment. Applicable mitigation measures from the certified EIR are identified and discussed in this Addendum.

As illustrated herein, the proposed project is consistent with the previous certified EIR and would involve only minor changes; therefore, an Addendum is appropriate CEQA compliance for the proposed project.

1.2.2 - Conclusions

The impacts of the proposed project remain within the impacts previously analyzed in the EIR (CEQA Guidelines § 15164).

1.3 - Mitigation Monitoring Program

As required by Public Resources Code Section 21081.6, subd. (a)(1), a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project in order to monitor the implementation of the mitigation measures that have been adopted for the proposed project. Any long-term monitoring of mitigation measures imposed on the overall development will be implemented through the MMRP.

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SECTION 2: PROJECT DESCRIPTION

2.1 - Location and Setting

2.1.1 - Location

The 113.75-acre project site is located in the City of Palmdale, in Los Angeles County, California. The project site is surrounded by 10th Street West (west), West Avenue M (north); Amargosa Creek (east), and undeveloped land (south); refer to Exhibit 2. The project site is located on the *Lancaster, California* United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map, Township 6 North, Range 12 West, Sections 3 and 4 (Latitude 34° 38' 34" North; Longitude 118° 8' 35" West).

2.1.2 - Environmental Setting

Project Site

The project site is undeveloped and is located at an elevation between 2,525 to 2,550 feet above sea level (MSL). The terrain slopes toward the north. Amargosa Creek, a large ephemeral creek, flows through the eastern edge of the project site. Vegetation consists of desert scrub habitat including Joshua trees, sage brush, and creosote. The project frontages with 10th Street West and West Avenue M are unimproved. Adjacent to the northern boundary of the project site is the signalized intersection of West Avenue M/6th Street West and the signalized intersection of West Avenue M/10th Street West.

Project Vicinity

Urban development is located west and north of the project site including the Antelope Valley Courthouse and Los Angeles County Fire Station No. 129. Air Force Plant 42/Palmdale Regional Airport is located 1 mile to the east of the project site. 10th Street West is a four-lane north–south arterial with two-way left turn lane along the project frontage. West Avenue M is a four-lane east–west arterial with two-way left turn lane along the project frontage; the roadway also demarcates the boundary between the City of Palmdale to the south and the City of Lancaster to the north. State Route (SR) 14, a six-lane freeway linking the Antelope Valley and the San Fernando Valley is located 0.3 mile west of the project site.

2.1.3 - General Plan and Zoning

The project site is designated “SP-Antelope Valley Business Park” by the City of Palmdale General Plan and is within the Industrial designation within the Specific Plan. The project site is within the boundaries of the Los Angeles County Airport Land Use Plan and is within a 65 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL) aviation noise contour².

² The Los Angeles County Airport Land Use Plan sets forth three zones for areas within the Air Force Plant 42/Palmdale Regional Airport Influence Area: Runway Protection Zone, 65 dBA CNEL, and 70 dBA CNEL.

2.2 - Project Background

2.2.1 - Antelope Valley Business Park Specific Plan

The Antelope Valley Business Park Specific Plan encompasses 120 acres in the northern portion of the City of Palmdale. The Specific Plan boundaries are located within the southeast quadrant of the intersection of 10th Street W/West Avenue M. The project site is located entirely within the bounds of the Specific Plan area.

The Specific Plan contemplates the development of approximately 1.96 million square feet of nonresidential uses. Air Force Plant 42/Palmdale Regional Airport is located approximately 1 mile to the east of the Specific Plan boundaries and, thus, a key objective of the plan is to develop end uses that are compatible with aviation operations, specifically noise. The City of Palmdale prepared an EIR that evaluated the environmental impacts of buildout of the Specific Plan. The Palmdale City Council adopted the Specific Plan and certified the EIR on June 11, 1992. As of Spring 2021, no development has occurred pursuant to the Specific Plan. Table 1 summarizes the Specific Plan’s buildout potential.

Table 1: Antelope Valley Business Park Specific Plan Summary

End Use	Acres	Buildout Square Footage
Commercial	5.53	98,794
Industrial	57.00	1,117,314
Business Park	37.87	743,650
Roadways	19.62	–
Total	120.02	1,959,758

Source: City of Palmdale 1991.

2.3 - Project Characteristics

2.3.1 - Project Summary

The applicant, Seefried Industrial Properties, Inc., is proposing to develop a 1,049,760-square-foot industrial warehouse/distribution building on the project site. The proposed warehouse would have a 0.31 floor area ratio (FAR). Exhibit 3 depicts the site plan. Table 2 summarizes the project.

Table 2: Palmdale Warehouse Project Summary

End Use	Square Feet	Characteristics
Warehouse/Distribution	1,029,782	40-foot interior clear height; 50-foot maximum building height
Office	19,978	Two levels
Total	1,049,760	0.31 FAR

Notes:
 FAR = floor area ratio (Building square footage ÷ Total site square footage)
 Source: Seefried Properties, Inc. 2021.

2.3.2 - Vehicular Access

Vehicular access would be taken from three driveways along 10th Street West and one driveway along West Avenue M. Automobiles, vans, and box trucks would access/exit the site via West Avenue M at the signalized intersection at 6th Street West. A separate driveway along 10th Street West would serve as an entry and exit point for peak-hour overflow of the line haul trucks. Line haul truck primary ingress/egress would occur at the shared drive located at the intersection of 10th Street West and West Avenue M-4. Automobiles would access/exit via share drive location at the intersection at 10th Street West and West Avenue M-4 and dedicated access/exit points onto 10th Street West.

2.3.3 - Parking and Loading

The proposed warehouse would include off-street parking stalls, which would consist of automobile stalls (including Americans with Disabilities Act (ADA) accessible stalls), clean air/carpool/vanpool stalls, electric vehicle (EV) charging stalls (including two ADA accessible charging stalls), and truck EV charging stalls. The proposed warehouse would also include highway truck trailer stalls (away from the dock and away from the building), van stalls, box truck stalls, and motorcycle stalls. Furthermore, short-term bicycle parking stalls and long-term bicycle parking stalls would be provided.

Van loading and staging areas would be located to the northwest portion of the facility. Designated van parking areas would be located north of the building, and associate parking would be located west of the building, along 10th Street West. A 24-hour attended guardhouse and truck queueing would occur along the southwestern side of the property. A 24-hour attended secondary guardhouse would also be placed at the north van/box truck entry to the site with queueing along the northwestern side of the property.

2.3.4 - Storm Drainage

The proposed project would install an on-site storm drainage system consisting of five drainage retention basins and inlets. Runoff would be captured and detained in five drainage retention basins, two located on the west side of the site, two located along the southerly property line one located in the northeast corner. Off-site stormwater improvements are proposed along West Avenue M and 10th Street West, including curb inlets, storm drain pipes, and headwalls to capture and convey stormwater runoff within the public right-of-way. Runoff would be captured and detained in two drainage retention basins located along the southside of West Avenue M.

2.3.5 - Utilities

Wet Utilities

Water

The proposed project would be served with potable water by Los Angeles County Waterworks District 40-04. Service laterals would connect to existing water lines within 10th Street West or West Avenue M.

Wastewater

The proposed project would be served with wastewater collection and treatment provided by the Sanitation District of Los Angeles County. A series of 4-inch, 6-inch, 8-inch, and 10-inch sewer lines would connect to either a sewer lift station located at the southwest corner of the site, or a proposed guard shack facility located at the northwest corner of the site and then ultimately discharge to the 18-inch sewer main located in West 10th Street.

Dry Utilities

Electricity service would be provided by Southern California Edison. Natural gas service would be provided by the Southern California Gas Company. Service laterals would connect to existing electricity and natural gas lines within 10th Street West or West Avenue M.

2.3.6 - Design and Appearance

Construction

The proposed warehouse building would be concrete tilt-up panel construction with metal roof deck over steel bar joist and would be designed for a 40-foot interior clear height at the first column line in from the perimeter walls. The maximum overall height of the facility would be approximately 48 feet high at the corners.

Lighting

The proposed project would operate 24 hours a day, 7 days a week and would store consumer goods on-site; thus, lighting would be designed to maximize employee safety and security while complying with City of Palmdale Municipal Code standards to ensure consistency and compatibility with surrounding uses.

Landscaping

The proposed project would include landscaping consisting of grass, groundcover, shrubs, and trees. Landscaping would be included throughout the project site to break up parking areas and reduce heat absorption on-site. Landscape design and plant species would be selected to ensure low-maintenance installation, and irrigation would comply with City of Palmdale Water Efficient Landscape Standards as outlined in Chapter 14.05, Water Efficient Landscape, of the Palmdale Municipal Code.³

Employment

At operation, the proposed project would employ approximately 138 full-time on-site employees during the day shift, approximately 138 full-time on-site employees during the night shift, and approximately 80 delivery drivers, for a total of approximately 356 employees.

³ City of Palmdale. Palmdale Municipal Code. Chapter 14.05, Water Efficient Landscape. Website: <https://www.codepublishing.com/CA/Palmdale/#1/html/Palmdale14/Palmdale1405.html>. Accessed December 2, 2021.

2.3.7 - Off-site Improvements

The proposed project would include approximately 16.37 acres of off-site improvements. The proposed project would improve West Avenue M and 10th Street West in accordance with the City of Palmdale General Plan designation of "Regional Arterial." Half-width improvements would be installed along the project frontage. The improvements consist of pavement, curb and gutter, median improvements, sidewalk, parkway, storm drain improvements, signing and marking, and streetlights. Utility improvements for water and sewer would be for service extensions and fire hydrants.

Traffic Signals

The intersection of 10th Street West and West Avenue M-4 would be improved via the installation of a new traffic signal. The existing signal at the intersection of 10th Street West and West Avenue M would be modified as part the proposed widening. The existing signal at the intersection of West Avenue M and 6th Street would be modified as part of the construction of the proposed project driveway.

Storm Drain

Based on limited infrastructure in the area and the potential for flooding, the project proposes a mainline storm drain to be constructed in West 10th Street and West Avenue M. It is likely that the storm drain improvement would consist of curb inlets, storm drain pipes, and headwalls to capture and convey stormwater runoff within the public right-of way, consistent with the requirements of the EIR.

2.3.8 - Sustainability Measures

The proposed sustainability measures would include the following:

- EV charging stations
- Roof preloading for photovoltaic mounted solar system
- An insulated shell with high efficiency heating, ventilation, and air conditioning (HVAC) system

2.3.9 - Phasing and Construction

The following construction schedule was assumed for the purposes of this environmental analysis. Grading of the proposed project would start in November 2021, and would take approximately 20 days. Construction would be completed in one phase, beginning in January 2022, and concluding in December 2022. The proposed project is expected to be operational in the fourth quarter of 2022.

2.4 - Discretionary Approvals

The proposed project requires the following discretionary approvals:

- Site Plan Review
- California Department of Fish and Wildlife Incidental Take Permit for Joshua tree and Mohave ground squirrel
- Native Desert Vegetation Preservation Plan
- Waste Discharge Requirement (WDR) permit
- Lake and Streambed Alteration Agreement

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Source: Census 2000 Data, The California Spatial Information Library (CaSIL).

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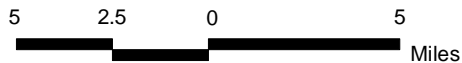
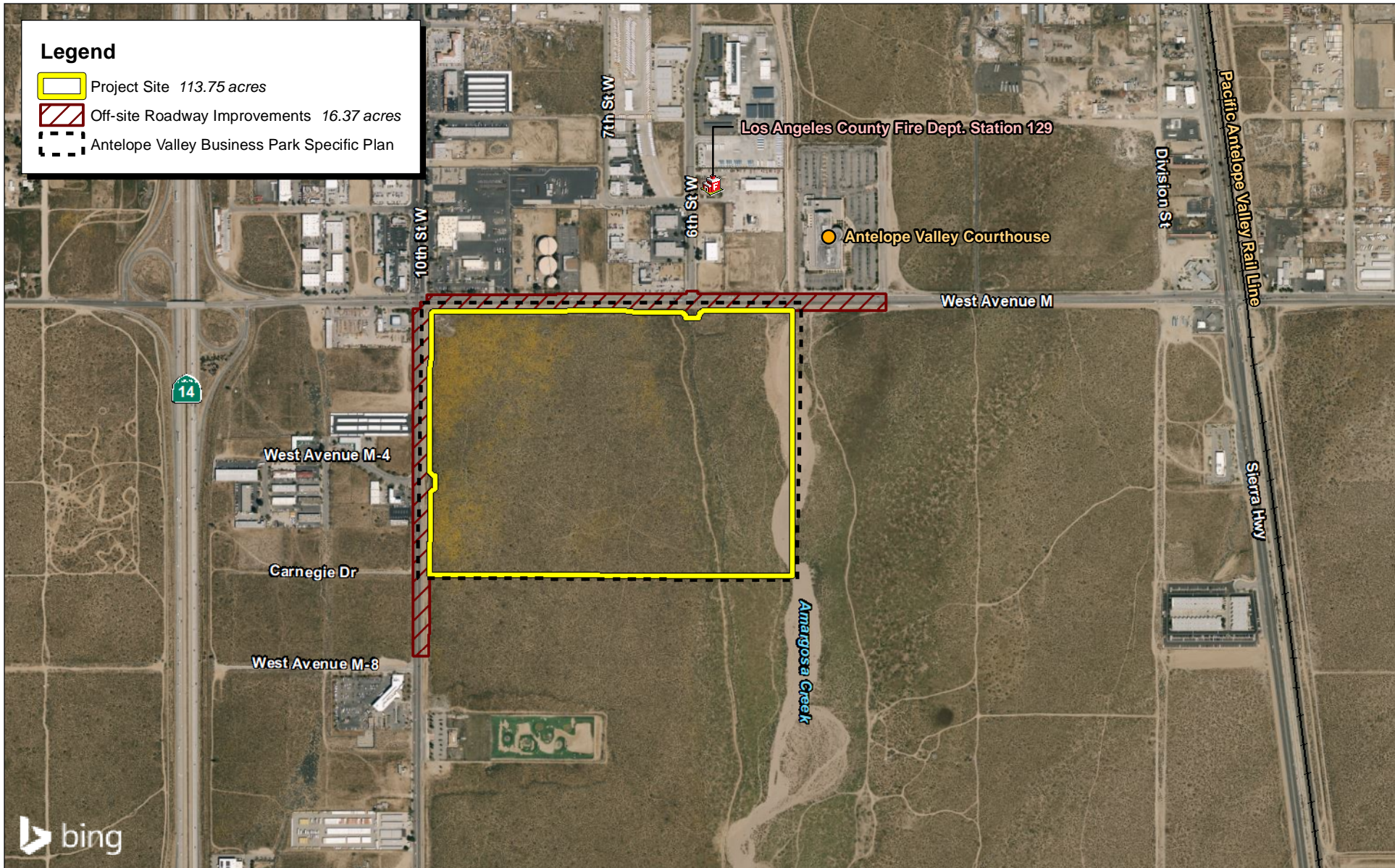


Exhibit 1 Regional Location Map

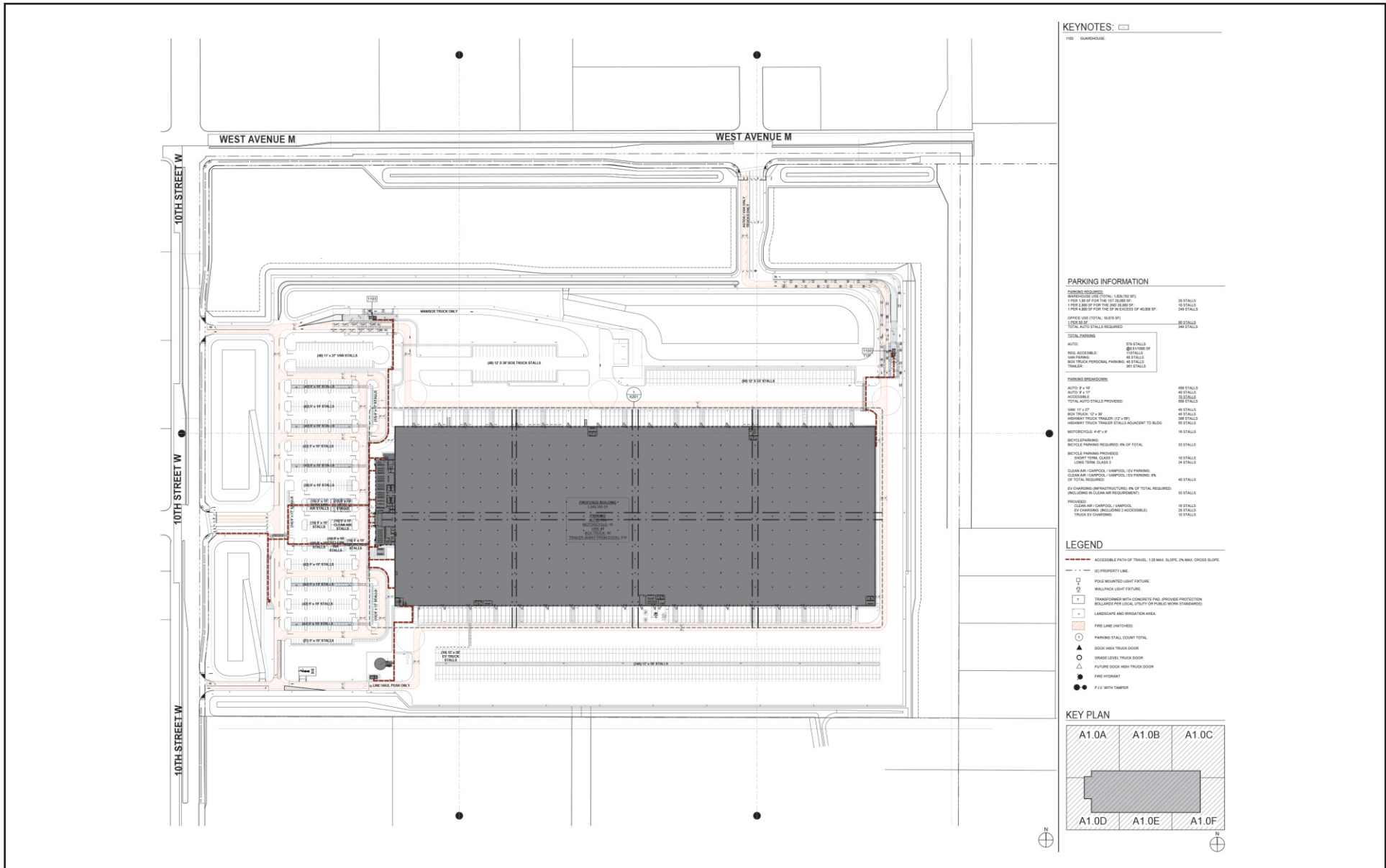
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Source: Bing Aerial Imagery.



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Source: Ware Malcomb, August 02, 2021.



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SECTION 3: CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result (e.g., a new significant impact or substantial increase in the severity of a previously identified significant effect) (CEQA Guidelines § 15162).

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the Final EIR. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in a modification to the conclusion of the previously approved CEQA document.

This Addendum addresses the conclusions of the EIR.

3.1 - Explanation of Checklist Evaluation Categories

(1) Conclusion in EIR and Related Documents

This column summarizes the conclusion of the EIR relative to the environmental issue listed under each topic.

(2) Do the Proposed Changes Involve New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(1), this column indicates whether the changes represented by the revised project will result in new significant environmental impacts not previously identified or mitigated by the EIR or whether the changes will result in a substantial increase in the severity of a previously identified significant impact.

(3) New Circumstances Involving New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the project is undertaken that will require major revisions to the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(4) New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3)(A-D), this column indicates whether 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 EIR was adopted, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or ND;

- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If the additional analysis completed as part of this environmental review were to find that the conclusions of the EIR remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no” and no additional environmental document would be required.

(5) Mitigation Measures Implemented or Address Impacts

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3), this column indicates whether the EIR provides mitigation measures to address effects in the related impact category. Any applicable previously adopted mitigation measures will be identified. The response will also address proposed revisions to previously adopted mitigation measures, which will be implemented with the construction of the project, as applicable. If “NA” is indicated, the Final EIR has concluded that the impact either does not occur with this project or is not significant, and therefore no additional mitigation measures are needed.

3.2 - Discussion and Mitigation Sections

(1) Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the proposed project relates to the issue, and the status of any mitigation that may be required or that has already been implemented.

(2) Mitigation Measures

Applicable mitigation measures from the EIR that apply to the proposed project are listed under each environmental category.

(3) Conclusions

A discussion of the conclusion relating to the analysis is contained in each section.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
I. Aesthetics, Light, and Glare					
<i>Except as provided in Public Resources Code Section 21099, would the project:</i>					
a) Have a substantial adverse effect on a scenic vista?	No impact	No	No	No	None
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State Scenic Highway?	N/A	No	No	No	None
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	No impact	No	No	No	None
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	N/A	No	No	No	None

Discussion

a, c) Have a substantial adverse effect on a scenic vista?

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?

Based on the certified EIR, the City found that buildout of the Specific Plan would not impact views of major ridgelines or hillsides; would not create an aesthetically negative site open to

public view; or obstruct any significant view vista. The EIR analyzed the environmental impacts of 1,959,758 square feet of nonresidential uses including 1,117,314 square feet of industrial uses. The EIR concluded that no impact would occur.

The proposed project consists of the development of a 1,049,760-square-foot industrial warehouse/distribution building on the project site. The building would be a maximum of 50 feet above finished grade and falls within the height limit of the Specific Plan. The size of the proposed project falls within the buildout numbers considered in the EIR and would be consistent with the end uses contemplated by the Specific Plan. As such, it would be consistent with the EIR's conclusions regarding scenic vistas and visual character. Therefore, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the EIR.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a State Scenic Highway?

The EIR did not identify or address State Scenic Highways. The project site is 0.3 mile east of SR-14. This segment of SR-14 is neither an Officially Designated nor Eligible State Scenic Highway. As such, the proposed project would not have the potential to adversely affect views from a State Scenic Highway. No impact would occur.

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

The EIR did not address light and glare or identify any potentially significant impacts related to light and glare. Consistent with the type and intensity of development anticipated in the EIR, the proposed project would develop a 1,049,760-square-foot industrial warehouse/distribution building that would operate 24 hours a day, 7 days a week. The proposed project would be consistent with the Palmdale Municipal Code and applicable City design guidelines to minimize light and glare. Accordingly, the proposed project would provide building-mounted and freestanding exterior lighting that would employ full cutoff fixtures or shielding to prevent light trespass onto adjacent properties or interference with aviation operations. Impacts would be less than significant.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

No aesthetics mitigation measures were included in the prior EIR.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
<p>II. Agricultural and Forestry Resources <i>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</i></p>					
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?</p>	No impact	No	No	No	None
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	No impact	No	No	No	None
<p>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))?</p>	No impact	No	No	No	None
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>	No impact	No	No	No	None
<p>e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?</p>	No impact	No	No	No	None

Discussion

- a-e) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? Conflict with existing zoning for agricultural use, or a Williamson Act contract? 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))? Result in the loss of forest land or conversion of forest land to non-forest use? Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

The EIR did not address agricultural or forest resources. The California Department of Conservation Farmland Mapping and Monitoring Program designates the project site as “Other Land,” a non-agricultural and non-forest designation. The Antelope Valley Business Park Specific Plan designates the site as Industrial, a non-agricultural and non-forest zoning district. Although the project site contains Joshua trees, these are not considered a commercially harvestable tree species.

In accordance with the conclusions of the EIR, the proposed project would have no impact on agricultural or forest resources.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

No agriculture and forestry resources mitigation measures were included in the prior EIR.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
III. Air Quality <i>Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:</i>					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Significant unavoidable impact	No	No	No	MM Air Quality
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or State ambient air quality standard?	Significant unavoidable impact	No	No	No	MM Air Quality
c) Expose sensitive receptors to substantial pollutant concentrations?	Significant unavoidable impact	No	No	No	MM Air Quality
d) Result in other emissions (such as those leading to odors or) adversely affecting a substantial number of people?	N/A	No	No	No	None

Discussion

The analysis in this section is based, in part, on the Air Quality, Greenhouse Gas Emissions, and Energy Analysis report prepared by FirstCarbon Solutions (FCS) (November 2021), and included in Appendix A.

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

Local air quality plans rely on regional population and Vehicle Miles Traveled (VMT) growth forecasts developed by the applicable Metropolitan Planning Organization (MPO) as the basis for their emissions inventory and strategy for achieving and maintaining attainment status for federal and State ambient air quality standards. Based on the certified EIR, the City found that buildout of the Specific Plan had the potential to conflict with the land use and trip generation planning assumptions used by the South Coast Air Quality Management District (South Coast AQMD) in its air quality management plans. Based on the certified EIR, the City found that buildout of the Specific Plan would represent planned growth and would occur in a portion of the City of Palmdale served by urban infrastructure and thus, not be considered growth inducing. However, operational emissions would conflict with the applicable air quality plan, due to the mobile emissions associated with the anticipated 24,408 daily trips that would be

generated by buildout of the Specific Plan. The certified EIR concluded that even after implementation of all feasible mitigation impacts would not be reduced to a level of less than significant and, therefore, the residual significance of this impact would remain significant unavoidable. The City adopted a Statement of Overriding Considerations as part of its approval of the Specific Plan.

As addressed in the certified EIR, a potentially significant impact to air quality would occur if the proposed project would conflict with or obstruct implementation of the applicable air quality plan. In 1997 the California State Legislature separated the Antelope Valley and northern Los Angeles County from the South Coast AQMD. The project site is located within the jurisdiction of Antelope Valley Air Quality Management District (AVAQMD).^{4,5} The AVAQMD is responsible for preparing air quality attainment plans to be transmitted to the ARB and the United States Environmental Protection Agency (EPA) for incorporation into the State Implementation Plan (SIP). To address National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS), the AVAQMD adopted the Ozone Attainment Plan in 2008 and the Federal 8-Hour Ozone Attainment Plan in 2010.⁶ The AVAQMD adopted the CEQA and Federal Conformity Guidelines (AVAQMD Guidelines) in August 2016.⁷

The development of emission burdens used in air quality plans to demonstrate compliance with ambient air quality standards is based, in part, on land use patterns contained within local general plans. Therefore, it is reasonable to conclude that if a project is consistent with the applicable general plan land use designation, and if the general plan was adopted prior to the applicable air quality plans, then the growth of VMT and/or population generated by said project would be consistent with the growth in VMT and population assumed within the air quality plans.

The applicable general plan for the proposed project is the City of Palmdale General Plan. As described in Impact XI Land Use and Planning, the project site is designated “SP-Antelope Valley Business Park” by the City of Palmdale General Plan and zoned “SP-Antelope Valley Business Park” by the Palmdale Zoning Ordinance. The Antelope Valley Business Park Specific Plan zones the project site Industrial. As shown in Table 1, the Specific Plan assigns 1,117,314 square feet for industrial use. The proposed 1,049,760-square-foot industrial warehouse/distribution building falls within the Industrial square footage budget established by the Specific Plan. As such, the proposed project falls within the land use designation contemplated for development in the applicable General Plan. Considering this information, the proposed project would not directly or indirectly result in substantial unplanned

⁴ Antelope Valley Air Quality Management District (AVAQMD). 2021. Website: <https://avaqmd.ca.gov/district-boundaries>. Accessed July 13, 2021.

⁵ Note: In 1997 the California State Legislature separated the Antelope Valley and northern Los Angeles County from the South Coast Air Quality Management District. At the time of the previous EIR’s certification in 1992 it was within the boundaries of the South Coast AQMD. Now that the project site and Specific Plan area are within the Antelope Valley Air Quality Management District (AVAQMD), the proposed project is being analyzed with respect to the AVAQMD plans and guidelines. This addendum appropriately identified the applicable AQMDs to provide relevant information regarding air quality. This minor revision does not represent new information that results in new significant impacts or more severe impacts than disclosed in the certified EIR.

⁶ Antelope Valley Air Quality Management District (AVAQMD) 2021. Website: <https://avaqmd.ca.gov/rules-plans>. Accessed July 13, 2021.

⁷ Antelope Valley Air Quality Management District (AVAQMD) 2016. CEQA and Federal Conformity Guidelines. Website: <https://avaqmd.ca.gov/files/818bd8682/AVCEQA2016+Updated+Contact+Info.pdf>. Accessed July 13, 2021.

population growth. Therefore, the overall development of the project site would generally be consistent with the growth assumptions incorporated into the AVAQMD air plans and guidelines.

Furthermore, the proposed project consists of the development of a 1,049,760-square-foot industrial warehouse/distribution building on the project site. Kimley-Horn and Associates estimated that the proposed project would generate delivery truck, passenger vehicles, and 2,163 Passenger Car Equivalent (PCE) daily trips.⁸ When compared to the Specific Plan buildout trip generation, the proposed project would result in a substantial net reduction in daily trip reduction. Additionally, the Traffic Impact Analysis prepared for the proposed project determined that the project VMT per employee rate based on the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Travel Demand Model traffic model was 15.27. The proposed project VMT per employee is lower than the threshold of 15.83 VMT per employee. As such, the proposed project would not have a significant VMT impact based on City's adopted VMT thresholds. Additionally, the reduction in daily trips would be significantly less than what was considered in the AVAQMD air plans and would result in air quality impacts less than the impacts identified and discussed in the certified EIR. The proposed project would implement all required AVAQMD rules for new development, including dust abatement and operational control measures, as Conditions of Approval (COA) consistent with Mitigation Measures included in the certified EIR. Accordingly, this would also represent a substantial reduction in criteria pollutant and toxic air contaminant (TAC) emissions as compared to the Specific Plan's emissions budget and what was disclosed in the EIR. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the certified EIR.

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?

The certified EIR found that construction emissions due to construction equipment operation and fugitive dust during grading and site preparation would result in a cumulatively considerable net increase of criteria pollutants, such as nitrous oxide (NO_x), carbon monoxide (CO), sulfur oxide (SO_x), and particulate matter (PM₁₀ and PM_{2.5}). However, the EIR concluded that implementation of mitigation measures for short-term construction emissions, such as dust control measures and low-sulfur fuel for equipment, would reduce impacts to a less than significant level. However, operational emissions due to the 24,408 daily trips generated by the Specific Plan would generate reactive organic gases (ROGs), CO, NO_x, and particulate matter. The EIR concluded that even with implementation of all feasible mitigation, impacts would not be reduced to a level of less than significant and, therefore, the residual significance of this impact would remain significant unavoidable. The City adopted a Statement of Overriding Considerations as part of its approval of the Specific Plan.

⁸ Kimley-Horn and Associates, Inc. 2021. Project Palmdale Traffic Impact Analysis. September.

The proposed project would result in air pollutant emissions that have localized and regional effects, similar to what was discussed in the certified EIR. This analysis assesses the regional effects of the proposed project’s criteria pollutant emissions in comparison to AVAQMD thresholds of significance for short-term construction activities and long-term operation of the proposed project as well as the certified EIR impacts.

The primary pollutants of concern during project construction and operation are VOC, NO_x, PM₁₀, and PM_{2.5}. The AVAQMD CEQA and Federal Conformity Guidelines adopted in 2016 contain thresholds for CO, NO_x, VOC, SO_x, PM₁₀, and PM_{2.5}.

Ozone is a secondary pollutant that can be formed miles from the source of emissions, through reactions of VOC and NO_x emissions in the presence of sunlight. Therefore, VOC and NO_x are termed ozone precursors.

Construction emissions associated with the proposed project are shown for the years 2021 and 2022 in Table 3.

Table 3: Annual Construction Air Pollutant Emissions

Year	Emissions (tons per year) ¹					
	VOC	NO _x	CO	SO _x	PM ₁₀ ¹	PM _{2.5} ¹
2021 Construction						
Project Site Construction	0.14	2.15	0.91	<0.01	0.35	0.17
<i>2021 Construction Subtotal</i>	<i>0.14</i>	<i>2.15</i>	<i>0.91</i>	<i><0.01</i>	<i>0.35</i>	<i>0.17</i>
2022 Construction						
Project Site Construction	14.95	10.91	14.76	0.05	3.39	1.23
Off-site Improvements	0.11	1.25	0.78	<0.01	0.18	0.09
<i>2022 Construction Subtotal</i>	<i>15.07</i>	<i>12.17</i>	<i>15.54</i>	<i>0.05</i>	<i>3.57</i>	<i>1.32</i>
Entire Construction Duration (2021-2022)						
Total Construction Emissions	15.21	14.31	16.45	0.05	3.92	1.49
Significance threshold (tons/year)	25	25	100	25	15	12
Exceed threshold—significant impact?	No	No	No	No	No	No
Notes: NO _x = nitrogen oxides SO _x = sulfur oxides VOC = volatile organic compound CO = carbon monoxide PM ₁₀ = particulate matter with an aerodynamic resistance diameter of 10 micrometers or less PM _{2.5} = particulate matter with an aerodynamic resistance diameter of 2.5 micrometers ¹ AVAQMD Rule 403 Fugitive Dust measures are applied. Source of Emissions: CalEEMod Output (Appendix A). Source of thresholds: Antelope Valley Air Quality Management District (AVAQMD) 2016.						

Table 4, below, presents the proposed project’s maximum daily construction emissions for each construction activity and during the entire construction period using the worst-case summer or winter daily construction-related criteria pollutant emissions for each phase of construction. Complete CalEEMod output files are included as part of Appendix A.

Table 4: Maximum Daily Construction Air Pollutant Emissions (Prior to Project-specific Conditions of Approval)

Year	Mass Daily Emissions (tons/year)					
	VOC	NO _x	CO	SO _x	PM ₁₀ ¹	PM _{2.5} ¹
2021 Construction						
Project Site Construction	11.34	182.89	74.56	0.41	25.29	12.52
<i>2021 Construction Subtotal</i>	<i>11.34</i>	<i>182.89</i>	<i>74.56</i>	<i>0.41</i>	<i>25.29</i>	<i>12.52</i>
2022 Construction						
Project Site Construction	137.58	113.32	141.88	0.43	35.11	13.99
Off-site Improvements	4.35	64.32	35.34	0.15	9.45	5.47
<i>2022 Construction Subtotal</i>	<i>141.93</i>	<i>177.64</i>	<i>177.22</i>	<i>0.58</i>	<i>44.57</i>	<i>19.46</i>
Entire Construction Duration (2021-2022)						
Maximum Daily Construction Emissions	141.93	182.89	177.22	0.58	44.57	19.46
Maximum Daily Emission Threshold (pounds/day)	137	137	548	137	82	65
Exceed Threshold?	Yes	Yes	No	No	No	No
Notes: NO _x = nitrogen oxides SO _x = sulfur oxides VOC = volatile organic compound CO = carbon monoxide PM ₁₀ = particulate matter with an aerodynamic resistance diameter of 10 micrometers or less PM _{2.5} = particulate matter with an aerodynamic resistance diameter of 2.5 micrometers ¹ AVAQMD Rule 403 Fugitive Dust measures are applied. Source of Emissions: CalEEMod Output (Appendix A). Source of thresholds: Antelope Valley Air Quality Management District (AVAQMD) 2016.						

As shown above in Table 4, the proposed project’s estimated maximum daily construction emissions would exceed the applicable thresholds for VOC and NO_x. The proposed project would result in similar construction activities, such as grading and site preparation, as was analyzed in the certified EIR. Additionally, the project would include light industrial uses which is a similar land use to what was analyzed in the certified EIR. As a result, the proposed project would not result in new construction activities that could present a new significant impact. COA AIR-1 requires that the project sponsor provide documentation to the City of Palmdale

showing that all off-road diesel-powered construction equipment greater than 50 horsepower meets EPA or ARB Tier IV off-road emissions standards. The use of Tier IV off-road equipment in COA AIR-1 is an additional, feasible condition that further reduces the previously disclosed impact. Further, Tier IV off-road equipment requirements were not available at the time the certified EIR was prepared and could not have been known at the time because they were adopted by the ARB in 2012 and the certified EIR was adopted in 1993.⁹ Table 5, below, shows the maximum daily emissions from construction of proposed project with implementation of Tier IV equipment, as required by COA AIR-1.

Table 5: Maximum Daily Construction Air Pollutant Emissions (After Incorporation of COA AIR-1)

Year	Mass Daily Emissions (tons/year)					
	VOC	NO _x	CO	SO _x	PM ₁₀ ¹	PM _{2.5} ¹
2021 Construction						
Project Site Construction	4.97	127.42	82.21	0.41	21.43	8.98
<i>2021 Construction Subtotal</i>	4.97	127.42	82.21	0.41	21.43	8.98
2022 Construction						
Project Site Construction	132.73	83.39	150.52	0.43	31.86	10.99
Off-site Improvements	2.54	44.74	43.02	0.15	7.90	4.05
<i>2022 Construction Subtotal</i>	135.27	128.13	193.54	0.58	39.76	15.04
Entire Construction Duration (2021-2022)						
Maximum Daily Construction Emissions	135.27	128.13	193.54	0.58	39.76	15.04
Maximum Daily Emission Threshold (pounds/day)	137	137	548	137	82	65
Exceed Threshold?	No	No	No	No	No	No
Notes: NO _x = nitrogen oxides SO _x = sulfur oxides VOC = volatile organic compound CO = carbon monoxide PM ₁₀ = particulate matter with an aerodynamic resistance diameter of 10 micrometers or less PM _{2.5} = particulate matter with an aerodynamic resistance diameter of 2.5 micrometers ¹ AVAQMD Rule 403 Fugitive Dust measures are applied. Source of Emissions: CalEEMod Output (Appendix A). Source of thresholds: Antelope Valley Air Quality Management District (AVAQMD) 2016.						

⁹ California Air Resources Board (ARB). 2012. New Off-Road Compression-Ignition.

As shown above in Table 5, the proposed project’s estimated construction emissions would not exceed the applicable significance thresholds with incorporation of COA AIR-1. In addition, all construction activities would comply with applicable AVAQMD rules and regulations, including Rule 403, to reduce fugitive PM dust emissions. Therefore, the proposed project would not 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.

Operational Emissions

Operational emissions occur over the lifetime of the project and are from two main sources: area sources and motor vehicles, or mobile sources. Construction is scheduled to be completed in a single phase, ending in the fourth quarter of 2022. Operations were modeled assuming complete buildout in 2022. The AVAQMD considers construction and operational emissions separately when making significance determinations.

The emissions modeling results for project operation on an annual basis are summarized in Table 6.

Table 6: Annual Operational Air Pollutant Emissions (2022)

Source	Emissions (tons per year)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	4.66	<0.01	0.02	<0.01	<0.01	<0.01
Energy	0.01	0.05	0.05	<0.01	<0.01	<0.01
Mobile (Passenger Vehicles)	0.42	0.44	5.65	0.01	1.61	0.43
Mobile (Trucks)	0.34	14.01	2.72	0.05	1.55	0.50
Total	5.43	14.51	8.43	0.06	3.16	0.93
Significance threshold	25	25	100	25	15	12
Exceed threshold—significant impact?	No	No	No	No	No	No
Notes: NO _x = nitrogen oxides SO _x = sulfur oxides VOC = volatile organic compound CO = carbon monoxide PM ₁₀ = particulate matter with an aerodynamic resistance diameter of 10 micrometers or less PM _{2.5} = particulate matter with an aerodynamic resistance diameter of 2.5 micrometers ¹ AVAQMD Rule 403 Fugitive Dust measures are applied. Source of Emissions: CalEEMod Output (Appendix A). Source of thresholds: Antelope Valley Air Quality Management District (AVAQMD) 2016.						

Table 7 presents the project’s maximum daily operational emissions.

Table 7: Maximum Daily Operational Air Pollutant Emissions (2022)

Source	Emissions (tons per year)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area	25.53	<0.01	0.23	<0.01	<0.01	<0.01
Energy	0.03	0.29	0.25	<0.01	0.02	0.02
Mobile (Passenger Vehicles)	2.42	2.41	32.20	0.08	9.01	2.43
Mobile (Trucks)	1.89	75.95	14.88	0.28	8.65	2.76
Total	29.87	78.65	47.56	0.37	17.69	5.21
Significance threshold	137	137	548	137	82	65
Exceed threshold—significant impact?	No	No	No	No	No	No
Notes: NO _x = nitrogen oxides SO _x = sulfur oxides VOC = volatile organic compound CO = carbon monoxide PM ₁₀ = particulate matter with an aerodynamic resistance diameter of 10 micrometers or less PM _{2.5} = particulate matter with an aerodynamic resistance diameter of 2.5 micrometers ¹ AVAQMD Rule 403 Fugitive Dust measures are applied. Source of Emissions: CalEEMod Output (Appendix A). Source of thresholds: Antelope Valley Air Quality Management District (AVAQMD) 2016.						

As shown above in Table 6 and Table 7, regional operational emissions would not exceed AVAQMD's threshold of significance for any pollutant assessed; related impacts would be less than significant.

Impact Summary

Regional emissions generated by the proposed project would not exceed any applicable thresholds after compliance with all rules, regulations, and project design features during either construction or operations. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the certified EIR.

c.) Expose sensitive receptors to substantial pollutant concentrations?

The certified EIR determined that the Specific Plan would expose sensitive receptors to substantial pollutant concentrations due to mobile emissions from vehicle travel. The certified EIR found that stationary sources of pollutants generated by potential land uses could generate significant concentrations of pollutants, but existing South Coast AQMD rules would reduce impacts. However, the certified EIR concluded that even with implementation of all feasible mitigation, impacts related to exposure of sensitive receptors to substantial pollutant concentrations would not be reduced to a less than significant level, therefore, the residual significance of this impact would remain significant unavoidable. The City adopted a Statement of Overriding Considerations as part of its approval of the Specific Plan.

This impact evaluates the potential for the project's construction and operational emissions to expose sensitive receptors to substantial pollutant concentration. The AVAQMD Guidelines define residences, schools, daycare centers, playgrounds and medical facilities as sensitive receptors. The AVAQMD Guidelines specifies that the following project types within the specific distance to an existing or planned sensitive receptor land use must be evaluated quantitatively to determine their potential to expose sensitive receptors to substantial pollutant concentrations that could result in an exceedance of the applicable cancer risk or hazard index thresholds of significance:

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

There are no sensitive receptors located within 1,000 feet of the project site boundary. The closest sensitive receptor located near the project site is a single-family residence at 1511 West Avenue M, Lancaster, CA 93534, approximately 3,000 feet to the west. Therefore, based on the guidelines described above, the proposed project would not expose sensitive receptors to substantial pollutant concentrations from TACs generated from operation of the proposed project. In addition, the project is proposing to construct a warehouse facility and associated accommodations; thus, the proposed project would not be considered a sensitive receptor land use. Considering the distance to the nearest sensitive receptors, the project's construction and operation would not expose sensitive receptors to substantial pollutant concentrations. Impacts would be less than significant. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the certified EIR.

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

The certified EIR did not identify any impacts related to odors. Odors can cause a variety of responses. The impact of an odor is dependent on interacting factors such as frequency (how often), intensity (strength), duration (in time), offensiveness (unpleasantness), location, and sensory perception. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies.

The AVAQMD does not provide a suggested screening distance for a variety of odor-generating land uses and operations. However, the San Joaquin Valley Air Pollution Control District (Valley Air District) does have a screening distance for odor sources. Those distances are used as a guide to assess whether nearby facilities could be sources of significant odors. Projects that would site a new sensitive receptor farther than the applicable screening distances from an existing odor source would not be likely to have a significant impact. The AVAQMD considers residences, schools, daycare centers, playgrounds, and medical facilities as sensitive receptor

land uses.¹⁰ The closest sensitive receptor located near the project site is a single-family residence at 1511 West Avenue I, Lancaster, CA 93534 approximately 3,000 feet to the west. These screening distances by type of odor generator are listed in Table 8.

Table 8: Screening Levels for Potential Odor Sources

Odor Generator	Screening Distance
Wastewater Treatment Facilities	2 miles
Sanitary Landfill	1 mile
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 miles
Asphalt Batch Plant	1 mile
Chemical Manufacturing	1 mile
Fiberglass Manufacturing	1 mile
Painting/Coating Operations (e.g., auto body shop)	1 mile
Food Processing Facility	1 mile
Feed Lot/Dairy	1 mile
Rendering Plant	1 mile

Source: Source: San Joaquin Valley Air Pollution Control District (Valley Air District). 2015. Guidance for Assessing and Mitigating Air Quality Impacts. February 19. Website: <https://www.valleyair.org/transportation/GAMAQI-2015/FINAL-DRAFT-GAMAQI.PDF>. Accessed July 16, 2021.

Construction-Related Odors

Potential sources that may emit odors during construction activities include exhaust from diesel construction equipment. However, because of the temporary nature of these emissions, the intermittent nature of construction activities, and the highly diffusive properties of diesel PM exhaust, nearby receptors would not be affected by diesel exhaust odors associated with project construction. Odors from these sources would be localized and generally confined to the immediate area surrounding the proposed project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the certified EIR.

Operational-Related Odors

The proposed project includes the construction and development of a warehouse building, parking spaces, and associated landscaping. Land uses that are typically identified as sources of objectionable odors include landfills, transfer stations, sewage treatment plants, wastewater pump stations (the proposed project would include a small on-site private sewer lift station),

¹⁰ Antelope Valley Air Quality Management District (AVAQMD). 2016. CEQA and Federal Conformity Guidelines.

composting facilities, feedlots, coffee roasters, asphalt batch plants, and rendering plants. The end uses of the proposed warehouse would involve e-commerce distribution. The proposed project would not produce any offensive odor emitting end uses such as coffee roasting, composting, feed lots, refining, sewage treatment, or solid waste management and would not be considered an odor generator as identified in Table 8. Additionally, since the proposed project would not include new sensitive receptors, such as residences, the proposed project would not locate new sensitive receptors near an odor source. Therefore, the proposed project would not be a generator of objectionable odors during operations. Minor sources of odors, such as exhaust from mobile sources, are not typically associated with numerous odor complaints, but are known to have temporary and less concentrated odors. In summary, the project's long-term operational activities would not have any substantial odor sources that would expose nearby receptors. Considering the low intensity of potential odor emissions, the project's operational activities would not expose receptors to objectionable odor emissions. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the certified EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

MM Air Quality

Each future project in the Antelope Valley Business Park would have to include in its design plan all the applicable, reasonably available, and feasible air quality control measures contained in the following documents: (1) the 1989 and 1991 Air Quality Management Plan (AQMP) (Tier I control measures); (2) district rules and regulations; and (3) the mitigation measures contained in Attachment 2 to the AQMD's comment letter on the Draft Environmental Impact Report (EIR) dated December 19, 1991.

For short-term construction-related emissions:

- As stipulated by SCAQMD Rule 431.2, all heavy-duty construction equipment shall be fueled with low-sulfur fuel. Equipment shall be operational according to the manufacturer's instructions (with the fuel injection timing retarded to the recommended level for reduced NO_x emissions, but which will not result in excessive visible smoke emissions), be subject to periodic maintenance/tune-ups, and be turned off when not in use in order to avoid idle emissions.
- As stipulated by AQMP Measure No. A-F-2 and by Rules 402 ("nuisance") and 403 (Fugitive Dust A"), emissions of dust and particulates shall be minimized to avoid a public nuisance. Actions which may be implemented by the developer or contractor on-site include:
 - Do not remove the on-site vegetative cover until it is required for construction activities, and vegetative or pave any unpaved areas as soon as possible after completion of construction.

- Minimization of dust emissions by the application of water or other dust suppression techniques (chemical bonding, biodegradable oils, etc.) to working surfaces during dry weather conditions. An effective watering program, which is at least twice a day with complete coverage of the working area, is estimated to reduce dust emissions by up to 50 percent. Chemical stabilizers are most useful when applied to completed cuts and fills.
- Further reduction of dust emissions can be achieved by restricting heavy-duty equipment to dust-controlled routes and limiting the speed of on-site vehicles. A speed limit of 10 miles per hour (mph) is recommended.
- Cessation of construction activities during smog alerts (inversion episodes), and stop all grading activities during periods of high wind (e.g., greater than 30 mph).
- As stipulated by District Rule 1113, only architectural coatings with low VOC content shall be used.
- The stipulations of Rules 1108, 1108.1, and 1120, pertaining to the application of paving asphalts, shall be complied with.
- Reduce emissions from construction workers' commute trips by promoting carpooling through coordination with Commuter Transportation Services, Inc., or any other carpool matching service.

For long-term, operation-related emissions:

- The Tier-One control measures listed in the 1989 and 1991 AQMP's which are applicable throughout the lifetime of the proposed project included but are not limited to the following:
 - 1989 AQMP Measures No. 1.a and 1.b: Alternative Work Weeks and Flextime/Establishment of Telecommunications Programs to reduce roadway congestion and emissions of reactive organic gases, NO_x and CO.
 - 1989 AQMP Measures No. 2.a through 2.d: Establishment of Mode Shift Strategies (Employers Rideshare and Transit Incentives, Parking Management Programs, Vanpool Purchase Incentives, and Merchant Transportation Incentives) to encourage the use of alternative transportation modes and reduce emission of reactive organic gases, NO_x and CO.
 - 1989 AQMP Measures No. A-10: Further ROG Emissions Reductions from Graphic Art Operations, applicable if Graphic Arts are included in the business support facilities on-site. This measures would not result in direction emission reductions but should improve enforcement of and compliance with Rule 1130.
 - 1989 AQMP Measures No. A-16: Further ROG Emission Reductions from Perchloroethylene Dry Cleaning Operations applicable to any dry cleaning facility located on-site. These measures would require replacement of transfer systems with closed/ventless dry to dry equipment and eliminates the exemption which allows facilities that use less than 230 gallons per year of solvent to operate without control equipment.

- 1991 AQMP Measure A-A-2: Substitute Solvents Used for Cleanup of Surface Coating purports to control ROG emissions from solvents used to clean and maintain application equipment, spray booths, and other materials used in the coating process. It would apply to any automotive and light truck repair on-site which may house an automotive paint shop using a spray booth.
- 1991 AQMP Measures No. A-B-1, A-B-2, and A-B-5: Control of ROG Emissions from Gasoline Transfer, Fail-Safe Phase I Vapor Recovery Systems; Improved Installation and Repair of Phase-II Vapor Recovery Systems; and Further Control of Emissions from Gasoline Dispensing Facilities are all applicable to any on-site gas/service station. As per Measure A-B-1, gasoline dispensing facilities in the SCAB [South Coast Air Basin] are required to be equipped with the Phase I Vapor Recovery Systems in order to reduce gasoline vapors losses generated during the bulk gasoline delivery. Through the use of the Phase-II Vapor Recovery System on the nozzle, Measure A-B-2 seeks to control the emission of gasoline vapors which are displaced from the vehicle fuel tank upon refueling. Measure A-B-5 intends to further reduce ROG emissions by requiring that all service station vent pipes (Balance Systems) be equipped with pressure relief valves to prevent excessive release of vapors. Additionally, in 1993, the District is planning the adoption of Measure No. A-B-7 (for implementation in 1996), which would require the installation of devices to prevent overfilling of vehicle fuel tanks.
- 1991 AQMP Measure No. A-C-2: Control of ROG and Particulate Emissions from Commercial Charbroiling applicable to eating establishments. This measure proposes the use of exhaust controls technologies and changes in grill design, which may reduce emission of pollutants and also reduce fire hazards while saving energy. In 1992, the District will adopt Measure A-C-4 (for implementation in 1997). Measure A-C-4 will control emissions from deep-fat fryers through the application of add-on exhaust control technologies.
- 1991 AQMP Measure No. P-A-4: Further Emissions Reductions of ROG from Metal Cleaning and Degreasing would be applicable to any automotive repair/paint shop on-site. The measure would eliminate certain exemptions to Rule 1122, expand the rule's scope to include smaller cold degreasers, and further restrict the solvent content in waste materials.
- 1991 AQMP Measure No. P-A-5: Further ROG Emission Reductions from Perchloroethylene Dry Cleaning Operations applicable to any dry cleaning facility located on-site. This measure would require the replacement of transfer systems with closed/ventless dry to dry equipment, proper operation of carbon absorber units by completing the desorption cycle, special handling of garments not yet dry, and eliminate the exemption which allows facilities that use less than 320 gallons per year of solvent to operate without control equipment.
- Adherence to Transportation Management Plans as dictated by SCAQMD Regulation XV (Rule 1503), and to any mitigation measures proposed in the traffic study to reduce congestion.
- Inclusion in the project design of plans for mass transit accommodations such as bus turnout lanes, bus shelters/benches, etc.

- Distribution by tenant activities of promotional/educational material (obtained from the City) describing ways to reduce energy consumption, and also advertising the availability of public transit, bicycle routes, etc. to encourage the use of mass transit in the area.
- Incorporate into building plans features such as energy efficient lighting for internal streets and design elements that reduce the demand for gas and electricity, in order to comply with the provisions of the SCAQMD energy conservation programs.

Conditions of Approval

COA AIR-1 Before a construction permit is issued for the proposed project, the project sponsor shall submit construction emissions minimization plans to the City of Palmdale for review and approval. The construction emissions minimization plans shall detail compliance with the following requirements:

- (1) All off-road equipment shall have engines that meet either United States Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier IV Final off-road emission standards. If engines that comply with Tier IV Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier IV Interim) available. For purposes of this mitigation measure, “commercially available” shall mean the availability of Tier IV Interim engines taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. The contractor can maintain records for equipment that is not commercially available by providing letters from at least two rental companies for each piece of off-road equipment where the Tier IV Final engine is not available.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
IV. Biological Resources <i>Would the project:</i>					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service?	Less than significant impact after mitigation Significant cumulative impact	No	No	No	MM Biology
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service?	Less than significant impact after mitigation	No	No	No	MM Biology
c) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant impact after mitigation	No	No	No	MM Biology
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 wildlife nursery sites?	N/A	No	No	No	None

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Significant unavoidable impact	No	No	No	MM Biology
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?	N/A	No	No	No	None

Discussion

The analysis in this section is based, in part, on the Biological Resources Assessment (BRA), prepared by FCS) (November 2021), and included in Appendix B.

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

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

Based on the certified EIR, the City found that buildout of the Specific Plan would result in the loss of 115 acres of Joshua tree woodland habitat. The EIR set forth Mitigation Measure Biology, which requires preservation of 242 Joshua trees (*Yucca brevifolia*) on-site, off-site, or through payment of in lieu of fees in accordance with the City of Palmdale’s tree ordinance. With mitigation, the proposed project’s impacts were determined to be less than significant; however, the EIR concluded that even with implementation of mitigation, there would still be a cumulatively considerable loss of Joshua tree woodland habitat and, thus, the EIR concluded that the cumulative impact would be significant and unavoidable.

The EIR analyzed impacts to special-status species including Mohave ground squirrel (*Xerospermophilus mohavensis*), desert tortoise (*Gopherus agassizii*), burrowing owl (*Athene cunicularia*), coast (San Diego) horned lizard (*Phrynosoma coronatum*), nesting birds, and rare plants, and determined that the proposed project had the potential to impact Mojave ground squirrels. The EIR set forth Mitigation Measure Biology requiring the applicant to consult with

the resource agencies concerning the value of the site and whether offsetting the loss of habitat is required. The EIR concluded that implementation of this mitigation measure would reduce impacts to a level of less than significant.

The proposed project consists of the development of a 1,049,760-square-foot industrial warehouse/distribution building on the project site, which would involve vegetation removal and grading and based on the findings of the BRA, would potentially impact special-status species, including the western Joshua tree, burrowing owl, nesting birds, Mohave ground squirrel, coast horned lizard, and California legless lizard (*Anniella pulchra*).

Western Joshua Tree

A population of 400 western Joshua trees is distributed across 87.36 acres of the project site and 1-acre of the off-site improvement area. The development of the project site would require the removal 353 of the 401 western Joshua trees (the remaining 18 trees would be preserved on-site and 29 trees would be avoided). A total of 85.42 acres of Joshua tree seed bank would be taken by the proposed project in the on-site development area (80.80 acres from 391 individual trees) and the off-site road improvements area (4.62 acres from 88 individual trees). A total of 11.07 acres of Joshua tree seed banks from 42 individual trees would also be preserved in the on-site preservation area and 6.41 acres of seed bank from 68 individual trees would be avoided in the on-site undeveloped area. A total of 77.16 acres of Joshua tree woodland would be removed (76.16 acres in the project development area and 1.0 acre in the off-site roads improvements area) and 5.09 acres would be avoided (on-site undeveloped areas) by the project. An additional 6.11 acres of Joshua tree woodland would be preserved in the on-site Joshua Tree Woodland Habitat Preservation Area. The western Joshua tree is a candidate for listing on the California Endangered Species Act (CESA) (as of September 2020) and is protected by the City of Palmdale Joshua Tree and Native Desert Vegetation Preservation Ordinance. Additionally, Joshua tree woodland is considered a Sensitive Natural Community by CDFW.

The project site is entirely within the area previously analyzed in the EIR. The EIR identified mitigation as Mitigation Measure Biology. The project applicant is also agreeing to additional avoidance, minimization, and other measures that would reduce project-specific impacts to a less than significant level in accordance with CDFW requirements. These additional measures are detailed in COA BIO-1, COA BIO-2, COA BIO-3, COA BIO-4a, COA BIO-4b, COA BIO-4c, and COA BIO-4d, which require the submission an Incidental Take Permit to the CDFW and include a combination of preservation, on-site minimization through transplanting, off-site mitigation via conservation land purchases, and the implementation of a Habitat Management Plan (HMP) for on-site preservation and off-site mitigation areas. The implementation of these mitigation measures would also ensure the proposed project meets Palmdale General Plan Policy ER2.1.5, which requires the City to maintain Joshua tree woodlands.

To minimize impacts to western Joshua trees on the project site and in compliance with the City of Palmdale's requirement for on-site preservation of two Joshua trees, , a portion (12.10 acres) of the project parcels would not be developed, allowing 18 existing trees to be preserved in an

on-site Joshua Tree Woodland Habitat Preservation Area. This on-site preservation area would also serve as the recipient site for transplantation of Joshua trees from the project development area and off-site road improvements area. As a condition of project approval and prior to project implementation, these trees would be selected, tagged, transplanted, watered, and monitored by a desert vegetation specialist with experience in the transplanting of Joshua trees.

In accordance with CDFW permitting requirements, the project applicant shall develop and implement an HMP for the on-site Joshua Tree Woodland Habitat Preservation Area that shall include a work plan which includes the restoration of topography in highly disturbed areas, revegetation of any temporarily disturbed or previously disturbed areas, transplantation of Joshua trees to on-site preservation areas, maintenance of shrub cover and diversity of nurse plants, and management of invasive plants and other anthropogenic threats. Management of the on-site Joshua Tree Woodland Habitat Preservation Area shall include a 5-year monitoring program that would include quarterly visits during the first 2 years following completion of project construction activities and semiannual visits during years 3 through 5 to assess status of the Joshua tree woodland, transplanted Joshua trees, restored areas and plantings, and invasive plants. Annual reports of management status and activities implemented within the on-site preservation area would be submitted to CDFW.

The implementation of the HMP would also satisfy the requirements contained in the City of Palmdale Native Desert Vegetation Preservation Ordinance as described in Municipal Code Section 14.04.080.E (as amended on December 15, 2020; Urgency Ordinance No. 1556). Implementation of the HMP reporting process would verify that Joshua trees have been transplanted and replaced according to the requirements contained in the ordinance.

Furthermore, because the proposed project would result in the loss of 87.36 acres of Joshua tree woodland habitat, which is less than what was analyzed in the EIR, impacts to Joshua trees are considered to be less than significant with the implementation of the Avoidance Measures/Conditions of Approval described above.

Burrowing Owl

The project site supports suitable foraging, burrowing, and nesting habitat for burrowing owl. This species is considered a Special Species of Concern by the California Department of Fish and Wildlife (CDFW) and a Bird of Conservation Concern by the United States Fish and Wildlife Service (USFWS). Breeding season surveys for burrowing owl were conducted between March and June 2021. Although one transient owl was detected on-site during the survey in March 2021, the surveys concluded that burrowing owl did not occupy or breed on the project site. To avoid potential project impacts to burrowing owl that may occupy the project site during other seasons, COA BIO-5a, COA BIO-5b, COA BIO-5c, and COA BIO-5d would be required, which include protocol-level nonbreeding season and pre-construction surveys to detect burrowing owl, as well as avoidance measures to prevent direct harm to any burrowing owl found to be occupying the project site.

Nesting Birds

The majority of the project site contains suitable habitat for a variety of species of nesting birds. Construction activities that occur during the avian nesting season (generally February 15 to August 31) could disturb nesting sites for bird species protected under the California Fish and Game Code or Migratory Bird Treaty Act (MBTA). The removal of western Joshua trees and other vegetation during the nesting season could result in direct harm to nesting birds, while noise, light, and other man-made disturbances may cause nesting birds to abandon their nests. If MBTA and/or Fish and Game Code protected species' nests are present, impacts to these species would be significant. Therefore, the project applicant would implement COA BIO-6 to ensure that potential project impacts to nesting birds are reduced to a less than significant level, through the completion of pre-construction surveys to detect active nests and the avoidance of any active nests found on-site.

Mohave Ground Squirrel

A total of 113.13 acres of suitable Mohave ground squirrel habitat was mapped on the project site, including Joshua tree woodland (87.36 acres), *Ephedra nevadensis-Lycium andersonii-Grayia spinosa* scrub alliance (18.75 acres), rabbitbrush scrub (3.29 acres) and dry desert wash (3.73 acres). The project site is within the range of the Mohave ground squirrel. Hence, Mohave ground squirrel is assumed to be present on the project site by the applicant. No protocol trapping surveys were completed to verify their presence. No Mohave ground squirrels were incidentally observed on the project site during the field visits. Project construction would remove 77.16 acres of Joshua tree woodland, 15.73 acres of *Ephedra nevadensis-Lycium andersonii-Grayia spinosa* scrub alliance, and 1.40 acres of rabbitbrush scrub, for a total of 94.29 acres of Mohave ground squirrel habitat with varying levels of past and current human disturbances would be lost. The applicant assumes that up to three adult Mohave ground squirrels occur in the project development area and are thus subject to take. A total of 11.99 acres of Mohave ground squirrel habitat would be conserved in the on-site preservation areas and 8.85 acres would be avoided on the on-site undeveloped areas. Impacts to the Mohave ground squirrel during project construction would be considered take (or generally actions that harass, harm, or kill) under CESA. To take Mohave ground squirrels, the applicant has submitted an Incidental Take Permit application to CDFW. Implementation of COA BIO-1 would reduce construction-related impacts to Mohave ground squirrels. In furtherance of Mitigation Measure Biology, COA BIO-7, COA BIO-8a, and COA BIO-8b would be required to offset the loss of Mohave ground squirrel habitat. With the implementation of these mitigation measures, potential impacts to Mohave ground squirrel would be reduced to less than significant levels.

Special-status Reptiles

Construction of the project site has the potential to impact the coast horned lizard and California legless lizard, both designated as Special Species of Concern by the CDFW. Therefore, COA BIO-1 and COA BIO-9 is required to reduce impacts on special-status reptiles to a less than significant level through the completion of pre-constructions surveys and relocation of special-status reptiles off-site if necessary.

COA BIO-1a through COA BIO-9, as listed below, address potential impacts to western Joshua tree, burrowing owl, nesting birds, Mohave ground squirrel, and special-status reptiles that may result from the construction of the project. These additional mitigation measures include specific measures to implement the applicable provisions of Mitigation Measure Biology based on the recent BRA. The implementation of these mitigation measures would ensure that potential impacts resulting from the proposed project would remain less than significant. Therefore, the proposed project would not introduce new or more severe environmental impacts than those analyzed in the prior EIR.

- b, c) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service? 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?**

Based on the certified EIR, the City found that buildout of the Specific Plan would include flood control improvements within Amargosa Creek, which may impact jurisdictional features. The EIR set forth Mitigation Measures for Biological Resources, which requires the applicant to obtain the requisite permits from the resource agencies. The EIR concluded that with the implementation of mitigation impacts would be reduced to a level of less than significant.

The proposed project consists of the development of a 1,049,760-square-foot industrial warehouse/distribution building on the project site. United States Amargosa Creek is located along the eastern border of the project site, and portions of the Creek are within the project site (occupying approximately 3.75 acres). This feature would likely be considered jurisdictional. A smaller ditch, approximately 20 feet in width, lies between Amargosa Creek and an existing dirt road, running parallel to both. This feature has a downstream connection to Amargosa Creek and may be considered jurisdictional as well. Construction of the proposed project would avoid Amargosa Creek, but would impact the smaller ditch COA BIO-10 requires that a jurisdictional delineation report be prepared in order to establish the jurisdictional limits of Amargosa Creek and the adjacent smaller ditch. If the smaller ditch is indeed found to be jurisdictional, the project applicant would be required obtain the requisite permits from the Regional Water Quality Control Board (RWQCB) and CDFW in accordance with Mitigation Measure Biology and COA BIO-10. The implementation of this mitigation measure would also ensure the proposed project complies with Palmdale General Plan Policy ER2.1.4, which requires the City to preserve natural drainage courses and riparian areas. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

- 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 wildlife nursery sites?**

The EIR did not address wildlife movement. The project site is bounded on the west and north sides by four-lane arterial roadways, which act as a deterrent to wildlife movement. Amargosa

Creek, located along the eastern border of the project site, most likely functions as a wildlife corridor for species such as the coyote and bobcat. The proposed project does not propose any impacts to Amargosa Creek that would have any impact on wildlife movement. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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?

The EIR did not address conflicts with conservation plans. As determined in the BRA, the project site is not located within the boundaries of an adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional, or State Habitat Conservation Plan. This precludes the possibility of conflicts with such a plan. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

In accordance with the conditions proposed in the Incidental Take Permit (ITP) application and the City of Palmdale's Native Desert Vegetation Ordinance, the proposed project is required to establish conservation lands with which to offset cumulative impacts to Joshua tree, as well as other types of desert vegetation in accordance with the draft ordinance. These conditions include on-site preservation through project design or as transplanted landscape elements; off-site preservation for City, private, and/or public landscape use; or payment of a fee in lieu of preservation.

MM Biology The Planning Department shall review the grading and landscaping plans for consistency with the measures below prior to the issuance of grading permits. After the issuance of grading permits and prior to the issuance of building permits, a site inspection by City staff shall be required to ensure compliance with the mitigation program.

All development within the Antelope Valley Business Park shall comply with the provisions of Ordinance 952, which regulates the removal and preservation of native desert vegetation. The net effect shall be the preservation of 242 Joshua trees. Several measures to preserve individual specimens of Joshua trees and California junipers are provided in Ordinance 952. These measures include on-site preservation through project design or as transplanted landscape elements, off-site preservation for City, private and/or public landscape use, or payment of a fee in lieu of preservation.

Potentially significant impacts to Mojave ground squirrels could occur as a result of project implementation if these animals occur on-site. It is, therefore, required that prior to site development, the applicant will be required to consult with the California Department of Fish and Wildlife (CDFW) to determine the value of the site habitat relative to its ability to support this species. Currently, the CDFW is using a cumulative human impact survey to perform this assessment. The applicant will be

required to submit verification of consultation and resolution of this issue with the CDFW prior to the issuance of a grading permit.

Conditions of Approval

The following additional Conditions of Approval/Avoidance Measures are based on the findings of the BRA to implement and expand upon the provisions of Mitigation Measure Biology:

Construction Phase General Biological Avoidance Measures/Conditions of Approval

COA BIO-1a Designation of Project Biologists

Prior to the initiation of ground-disturbing activities during the construction phase of the proposed project, the applicant will ensure that project Biologists are designated for the proposed project. The Biologist(s) must be familiar with the biology and conservation of the western Joshua tree and other rare plants (alkali mariposa-lily, white pygmy-poppy, Mojave paintbrush, prickly cryptantha, and short-joint beavertail), burrowing owl and other nesting birds (loggerhead shrike, Swainson's hawk, Costa's hummingbird, and Le Conte's thrasher), Mohave ground squirrel, and special-status reptiles (Northern California legless lizard and coast horned lizard) and be able to identify these species. The Biologist(s) shall perform pre-construction surveys and monitor construction activities. The Biologist(s) would be responsible for ensuring that impacts on special-status species, native vegetation, wildlife habitat, or unique resources would be avoided to the fullest extent possible. The Biologist(s) shall ensure that Environmentally Sensitive Areas (ESAs) are fenced by the construction contractor around the on-site preservation area and, where appropriate, around other biologically sensitive areas where activities need to be restricted to protect native plants and wildlife or special-status species. These restricted areas would be monitored by the Biologist(s) during ground-disturbing construction activities to ensure their protection during construction. The Biologist(s) shall administer the Worker Environmental Awareness Program (WEAP) to construction personnel and report project minimization activities to the City and California Department of Fish and Wildlife (CDFW). The project Biologist(s) shall ensure that project minimization measures are implemented prior to, during, and after ground-disturbing construction activities. The Biologist(s) shall have the authority to stop work if work activities threaten a sensitive biological resource.

COA BIO-1b Pre-construction Survey

Pre-construction biological clearance surveys will be performed to minimize impacts on special-status plants or wildlife species. During the pre-construction survey, the project Biologist(s) shall search the project site for western Joshua trees, Mohave ground squirrels, nesting birds, or other covered or sensitive biological resources. The pre-construction survey shall be general in nature and performed separately from pre-construction surveys for borrowing owl. The pre-construction survey shall be performed no more than 14 days prior to the initiation of ground-disturbing construction activities. If more than 14 days passes between the pre-construction

survey and initiation of ground-disturbing construction activities, another pre-construction survey shall be performed.

COA BIO-1c Establish Environmentally Sensitive Areas

Environmentally Sensitive Area (ESA) shall be established around sensitive biological resources on the project site during the construction phase. Long-term ESAs, such as the on-site Joshua tree preservation area and Amargosa Wash, shall be fenced with orange construction fencing that shall remain in place until the end of construction activities. Other ESAs that are temporary in nature, such as a burrow occupied by Mohave ground squirrel or an active bird nest or other sensitive species or resource, as necessary, shall be marked with stakes and flagging. Construction personnel shall be instructed not to enter the ESAs and the Biologist(s) shall ensure that ESA boundaries are maintained and that sensitive resources within them are not disturbed by construction activities.

COA BIO-1d Worker Environmental Awareness Program

A Worker Environmental Awareness Program (WEAP) shall be prepared by the applicant, and all construction crews and contractors shall be required to participate in WEAP training prior to the start work on the proposed project. The WEAP training, shall be submitted to the California Department of Fish and Wildlife (CDFW) for review and approval, shall include a review of the covered species and other sensitive resources that could exist in the project site, the locations of sensitive biological resources as well as their legal status and protections, and measures to be implemented for avoidance of these sensitive resources. A record of all personnel trained shall be maintained.

COA BIO-1e Monitoring of Ground-Disturbing Construction Activities

During project construction activities that result in ground disturbance, the project Biologist(s) shall monitor the activities to ensure that sensitive biological resources are protected. The Biologist(s) shall ensure that vegetation clearance activities limit disturbance to the smallest practical area, and that construction personnel and activities do not enter Environmentally Sensitive Areas (ESAs). The Biologist(s) shall perform daily pre-construction sweeps of work areas prior to initiation of daily construction activities. The Biologist(s) shall inspect open trenches, pits, and pipes or other materials within which a covered species or other sensitive species may become entrapped or hide within. The Biologist(s) shall have the authority to stop work if work activities threaten a sensitive biological resource.

COA BIO-1f Best Management Practices

Project personnel shall implement several Best Management Practices (BMPs) during the construction phase of the proposed project, including speed limits, disposal of

trash, and use of water trucks. To prevent vehicle-wildlife strikes, speed limits of construction equipment, work vehicles, and personal vehicles on the project site will be limited to 15 miles per hour (mph). To prevent attraction of wildlife and subsidized predators to the project site, workers shall promptly place all trash and food items in covered wind and predator-proof containers within the work site to reduce the attraction of common ravens and predators of Mohave ground squirrel. Plastic garbage bags shall be used to line the trash containers and the bags and their contents shall be regularly removed from the project site for proper disposal at an authorized landfill. Water trucks shall be used for dust suppression. Any ponded water from dust suppression activities shall be eliminated within 1 hour of their formation to avoid attracting and subsidizing common ravens, coyotes, and other predators of Mohave ground squirrels and other special-status wildlife. To prevent trampling/crushing of vegetation, ingress and egress routes onto the project site shall be delineated and used by all project personnel during the construction phase. If a covered species (Mohave ground squirrel or western Joshua tree) is observed during the construction phase, construction personnel shall immediately notify the project Biologist(s).

COA BIO-1g Reporting

The project Biologist(s) shall provide quarterly and annual reports to the City of Palmdale and the California Department of Fish and Wildlife (CDFW) that detail the implementation of minimization measures. If individuals of a covered species are found on the project site during the construction phase, the Biologist(s) shall submit a species occurrence observation to the CDFW.

Species-specific Conditions of Approval**Western Joshua Tree****COA BIO-2 City of Palmdale Joshua Tree and Native Desert Vegetation Preservation Plan**

A Joshua Tree and Native Desert Vegetation Preservation Plan shall be developed for the proposed project and submitted to the City of Palmdale in accordance with guidance provided in the ordinance. The plan shall detail which western Joshua tree would be removed by the proposed project, which would be preserved in the on-site preservation area, and which would be transplanted to on-site or off-site areas. The Joshua Tree and Native Desert Vegetation Preservation Plan will include details for the long-term management and monitoring of the on-site Joshua Tree Woodland Habitat Preservation Area.

COA BIO-3 California Endangered Species Act Incidental Take Permit

The applicant shall prepare and submit an Incidental Take Permit to the California Department of Fish and Wildlife (CDFW) that includes: (1) the applicant's full name, mailing address, and telephone number(s); (2) the common and scientific names of the species to be covered by the permit and the species' status under the California

Endangered Species Act (CESA); (3) project description; (4) project location; (5) an analysis of whether and to what extent the proposed project or activity for which the permit is sought could result in the taking of species to be covered by the permit; (6) an analysis of the impacts of the proposed taking on the species; (7) an analysis of whether issuance of the Incidental Take Permit would jeopardize the continued existence of a species; (8) proposed measures to minimize and fully mitigate the impacts of the proposed taking; (9) a proposed plan to monitor compliance with the minimization and conditions and the effectiveness of the measures; and (10) a description of the funding sources and the level of funding available for implementation of the minimization measures and other Conditions of Approval.

COA BIO-4a Avoidance and Preservation of Joshua Trees

Two portions of the project site that total 8.85 acres will not be developed and shall be avoided during construction and operations and maintenance phases of the project. Within these areas, 5.09 acres of Joshua tree woodland and 29 Joshua trees shall be avoided, as well as 0.03 acre of rubber rabbitbrush scrub and 3.73 acres of dry desert wash. These undeveloped areas may not serve as Joshua tree preservation areas or recipient sites for Joshua trees transplanted from the project site.

Three other portions of the project site shall be preserved in a 12.10-acre, on-site Joshua Tree Woodland Habitat Preservation Area. Within this area 6.11 acres of Joshua tree woodland habitat and 18 Joshua trees shall be preserved. An additional 3.36 acres of *Ephedra nevadensis-Lycium andersonii-Grayia spinosa* scrub alliance, 2.52 acres of rabbitbrush scrub, and 0.11 acre of ruderal/disturbed communities shall be avoided and preserved in the on-site preservation area that shall serve as a recipient site for transplanted Joshua trees from the development area. Avoidance of western Joshua trees in these areas shall include avoidance of a 20-foot buffer around each tree to protect their drip lines and root zones. The on-site Joshua Tree Woodland Habitat Preservation Area shall be managed to ensure long-term health of the Joshua tree woodland community in this portion of the project site (see Conditions of Approval BIO-4b and BIO-4c below).

COA BIO-4b Transplantation of Joshua Trees

To minimize the loss of genetic diversity of western Joshua trees located on the project site and to comply with the City of Palmdale requirement for transplanting Joshua trees, some of the western Joshua trees in the proposed development area shall be transplanted to the on-site Joshua Tree Woodland Habitat Preservation Area and to other local (within 3 miles, to the extent possible) recipient areas. An analysis of the Joshua trees within the project development area that may be suitable for transplantation shall be provided in the Desert Native Plant Preservation Plan to be submitted to the City of Palmdale. Transplantation activities shall be performed by a qualified landscaper and monitored by a qualified Botanist. Only trees that are suitable for transplantation shall be transplanted. When transplanted, the tree shall

be oriented in the same direction as their original direction. Transplanted trees shall receive a watering regime to supplement natural rainfall to enhance survival of the transplant. A plan to implement this minimization measure shall be described fully in the Desert Native Plant Preservation Plan to be submitted to the City of Palmdale.

COA BIO-4c Management and Monitoring of On-site Joshua Tree Woodland Habitat Preservation Area

The Joshua tree woodland shall be preserved in place within the Joshua Tree Woodland Habitat Preservation Area. The applicant shall maintain the on-site preservation area in a natural state and manage it for long-term ecosystem health as a benefit to the local community. This shall include:

- In situ preservation of western Joshua trees, perennial shrubs, and annual plant seed base (i.e., no clearing of native desert vegetation).
- In situ preservation of small mammal burrows.
- Serving as a recipient site for transplanted Joshua trees that are planted in open areas at a density matching that of the Joshua tree woodland on the western portion of the project site prior to its development.
- Construction of a rock or brick wall 30 to 36 inches tall that surrounds the managed on-site habitat where it faces public or private sidewalks, walkways, and driveways. The wall shall be designed to prevent the passage of vehicles and casual pedestrian traffic and constructed in a manner that ensures it does not impede the flow of surface waters. Openings at least 4 inches in diameter shall be installed in the base of the wall at ground level allow for the passage of small, terrestrial wildlife. The openings shall be spaced at intervals of 100 feet.
- Installation of 48-inch root barriers around landscaped areas that are adjacent to the on-site Joshua Tree Woodland Habitat Preservation Area.
- Placement of signage in the managed habitat that faces walkways and driveways and provides species identifications of major plants, including western Joshua tree, and descriptions of their ecology and conservation status. Signage shall also provide a description of the habitat management program and the importance of conserving Joshua tree woodland.
- No irrigation or supplemental water.
- To prevent nighttime lighting from interrupting growth and reproduction processes of western Joshua trees on and adjacent to the site, including the on-site Joshua Tree Woodland Habitat Preservation Area, lights shall be shielded so that light is directed toward the building and does not illuminate the preservation area or adjacent areas that support western Joshua trees.

A plan to implement these conditions will be described fully in the Desert Native Plant Preservation Plan to be submitted to the City of Palmdale.

COA BIO-4d Off-site Conservation

Off-site conservation lands shall be purchased and protected in perpetuity under a conservation easement to protect the resident western Joshua tree populations and habitat from direct and indirect negative impacts, including any future development and zone changes, restrictions on access, proposed land dedications, control of illegal dumping, water pollution, and increased human intrusion. The conservation easement shall be dedicated to a local land conservancy or other appropriate entity approved to hold and manage conservation lands pursuant to Senate Bill (SB) 1094 (Land use: conservation lands: nonprofit organizations). To offset project impacts to 77.16 acres of Joshua tree woodland, 353 individual western Joshua trees, and 80.80 acres of western Joshua tree seed bank, off-site conservation lands supporting a western Joshua tree population shall be purchased at a 2:1 ratio of the project disturbance area, pending outcome of the Incidental Take Permit application.

Burrowing Owl

COA BIO-5a Burrowing Owl Nonbreeding Season Surveys

Nonbreeding season surveys shall be implemented by a qualified Biologist. Four breeding season survey visits shall be conducted over a series of four visits spaced throughout the nonbreeding season (September 1 through February 14). Each of the survey efforts shall be conducted according to the California Department of Fish and Wildlife (CDFW) protocol. The results of the nonbreeding season surveys shall be reported to the CDFW. If the nonbreeding surveys are negative for burrowing owl, the project applicant shall implement COA BIO-5c.

COA BIO-5b Agency Consultation

If the nonbreeding surveys determine that burrowing owl occupies the project site as a winter resident, the project applicant shall consult with the California Department of Fish and Wildlife (CDFW) to determine appropriate conditions for the loss of burrowing owl habitat due to project implementation. The outcome of the consultation shall determine the need for on-site or off-site conditions for burrowing owl, including habitat area ratios. The outcome of the consultation shall be included in a Burrowing Owl Plan that shall be prepared by a qualified Biologist retained by the project applicant (see COA BIO-5d).

COA BIO-5c Burrowing Owl Pre-Construction Survey

The project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey in order to determine whether burrowing owl are present within 30 days prior to construction activities, according to the California Department of Fish and Wildlife (CDFW) guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. The pre-construction survey shall be completed on the project site and areas within 500

feet from the project boundary (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo. The applicant shall provide the burrowing owl survey report and mapping to CDFW at least 15 days prior to the expected start of any project-related ground disturbance activities, or restart of activities. If no burrowing owl are detected during the pre-construction survey, no further action is necessary.

COA BIO-5d Burrowing Owl Plan

If any of the surveys (breeding season, nonbreeding season, or pre-construction) are positive for burrowing owl, the project proponent shall retain a qualified Biologist to develop and implement a Burrowing Owl Plan. The Burrowing Owl Plan shall contain the following elements (as outlined in the California Department of Fish and Wildlife [CDFW] guidelines) at a minimum:

- Avoidance of burrowing owl during construction, including establishment of a 160-foot radius around occupied burrows during the nonbreeding season (September 1 through February 14) or a 300-foot radius around occupied burrows during the breeding season (February 15 through August 31), within which construction activities may not occur until a qualified Biologist has determined that (1) nonbreeding season owl have dispersed from the area; or (2) breeding season owl have fledged their juveniles from the occupied burrows and the juveniles are foraging independently and are capable of independent survival or have dispersed from the area.
- A plan for implementing a passive relocation program for nonbreeding owls, should it be needed. The passive relocation techniques should be consistent with CDFW guidelines, including installation of artificial burrows at an off-site location and use of one-way exclusion doors to ensure owls have left the burrow(s).

Nesting Birds

COA BIO-6 Protection of Active Bird Nests (includes pre-construction survey and implementation of avoidance buffer, if found)

1. Removal of native vegetation shall be limited to only those necessary to construct the proposed project as reflected in the relevant project approval documents.
2. If the proposed project requires vegetation to be removed during the nesting season, pre-construction surveys shall be conducted 7 days prior to vegetation removal to determine whether or not active nests are present.
3. If an active nest is located during pre-construction surveys, a qualified Biologist shall determine an appropriately sized avoidance buffer based on the species and anticipated disturbance level. A qualified Biologist will delineate the avoidance buffer using Environmentally Sensitive Area (ESA) fencing, pin flags, and or yellow caution tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. No construction activities or construction foot traffic is allowed to occur within the avoidance buffer(s).

4. The qualified Biologist shall monitor the active nest during construction activities to prevent any potential impacts that may result from the construction of the proposed project until the young have fledged.

Mohave Ground Squirrel

COA BIO-7 California Endangered Species Act Incidental Take Permit

The applicant shall prepare and submit an Incidental Take Permit to the California Department of Fish and Wildlife (CDFW) that includes: (1) the applicant's full name, mailing address, and telephone number(s); (2) the common and scientific names of the species to be covered by the permit and the species' status under the California Endangered Species Act (CESA); (3) project description; (4) project location; (5) an analysis of whether and to what extent the proposed project or activity for which the permit is sought could result in the taking of species to be covered by the permit; (6) an analysis of the impacts of the proposed taking on the species; (7) an analysis of whether issuance of the Incidental Take Permit would jeopardize the continued existence of a species; (8) proposed measures to minimize and fully mitigate the impacts of the proposed taking; (9) a proposed plan to monitor compliance with the minimization and conditions and the effectiveness of the measures; and (10) a description of the funding sources and the level of funding available for implementation of the minimization and other conditions.

COA BIO-8a Avoidance and Preservation of Mohave Ground Squirrel

Two portions of the project site that total 8.85 acres shall not be developed and shall be avoided during construction and operations and maintenance phases of the project. Within these areas, 5.09 acres of Joshua tree woodland and 29 Joshua trees shall be avoided, as well as 0.03 acre of rubber rabbitbrush scrub and 3.73 acres of dry desert wash.

Three portions of the project site containing 11.99 acres of Mohave ground squirrel habitat shall be preserved in an on-site Joshua Tree Woodland Habitat Preservation Area. Within this area 6.11 acres of Joshua tree woodland (and 18 Joshua trees), 3.36 acres of *Ephedra nevadensis-Lycium andersonii-Grayia spinosa* scrub alliance, 2.52 acres of rabbitbrush scrub, and 0.11 acres of ruderal/disturbed communities shall be preserved in the on-site preservation area that shall serve as a recipient site for transplanted Joshua trees from the development area and other habitat restoration activities that shall enhance Mohave ground squirrel habitat. The on-site Joshua Tree Woodland Habitat Preservation Area shall be managed by the applicant to ensure long-term health of the Joshua tree woodland community in this portion of the project site, thereby potentially providing habitat to Mohave ground squirrels.

COA BIO-8b Purchase Off-Site Mohave Ground Squirrel Conservation Land/Credits

Off-site conservation lands shall be purchased and protected in perpetuity under a conservation easement or credits shall be purchased in an existing mitigation bank established for Mohave ground squirrels. The conservation easement shall be dedicated to a local land conservancy or other appropriate entity approved to hold and manage conservation lands pursuant to SB 1094 (Land use: conservation lands: nonprofit organizations). To offset project impacts to 94.29 acres of Mohave ground squirrel habitat and take of up to four individual squirrels, off-site conservation lands supporting a Mojave ground squirrel population or habitat shall be purchased at a 1:1 ratio of the project disturbance area, pending outcome of the Incidental Take Permit application. These conservation lands may be combined with the lands purchased for western Joshua trees if the off-site conservation lands are shown to support habitat for Mohave ground squirrel.

After off-site conservation lands are purchased, a Habitat Management Plan (HMP) shall be prepared by the applicant for the lands that shall include measures to protect the targeted habitat values in perpetuity from direct and indirect negative impacts, such as protection from any future development and zone changes, restrictions on access, proposed land dedications, control of illegal dumping, water pollution, and increased human intrusion. The HMP shall include measures to benefit the natural communities on the conservation lands. The HMP shall include a baseline description of the Mohave ground squirrel habitat. The HMP shall describe annual visits over a 5-year period to assess any changes in biological conditions and anthropogenic disturbances on the conservation lands and subsequent annual reporting to the California Department of Fish and Wildlife (CDFW) that provides management recommendations and descriptions of follow-up actions to address issues.

Special-status Reptiles**COA BIO-9 Pre-Construction Survey for Special-status Reptiles**

The project applicant shall retain a qualified Biologist to perform a pre-construction survey to search for coast horned lizard and California legless lizard individuals. The survey shall be conducted between 2 weeks and 3 days prior to the initiation of ground-disturbing or vegetation-clearing construction activities or restart of activities. The pre-construction survey shall be completed on areas of the project site that shall be developed. Qualified Biologists or Herpetologists shall perform the survey along parallel transects spaced at no more than 10 meters. Any trash or debris on the project site should be inspected for presence of Northern California legless lizards. Sandy areas supporting ant colonies and shrubs should be inspected for presence of coast horned lizards. Any individuals of these species detected during the pre-construction survey shall be captured and immediately relocated to the nearest off-site location that supports suitable habitat.

Jurisdictional Waters/Wetlands

COA BIO-10 Determination of the Extent of Impacts to the Adjacent Ditch

1. Prepare a separate jurisdictional delineation report to establish the jurisdictional limits within the project.
2. Seek permission from the State regulatory agencies (CDFW) for the proposed impacts to the adjacent ditch and implement the condition as prescribed in the Streambed Alteration Agreement.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
V. Cultural and Tribal Cultural Resources					
<i>Would the project:</i>					
a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5?	Less than significant impact with mitigation	No	No	No	MM Cultural Resources
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less than significant impact with mitigation	No	No	No	MM Cultural Resources
c) Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant impact with mitigation	No	No	No	MM Cultural Resources
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>					
d) 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	N/A	No	No	No	None
e) 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.	N/A	No	No	No	None

Discussion

The analysis in this section is partially based on the Phase I Cultural Resources Assessment (Phase I CRA), prepared by FCS (November 2021), and included in Appendix C.

Cultural Resources

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to Section 15064.5?

The EIR concluded that the proposed project would have no adverse impact on historical resources. The 1989, 120-acre pedestrian survey, conducted by Pyramid Archaeology, identified two refuse scatters located within the proposed project site. The follow-up survey and records search conducted in 1990 for an additional 40-acres, identified one structure that was not of historical importance; however, the survey determined that the refuse scatter located in the previous survey, had the potential to be historically significant. Therefore, Mitigation Measures were implemented, requiring the presence of an Archaeologist during the pre-construction meeting, initial grading, removal of the refuse scatter, and during the removal of topsoil.

FCS conducted a records search at the South Central Coastal Information Center (SCCIC) on April 30, 2021, for the project site and a 0.5-mile radius area beyond the project boundaries. The record search located one historic resource within the proposed project site and one within the 0.5-mile search radius. FCS conducted a pedestrian survey on May 6, 2021, and identified a linear resource scatter within the proposed project site. However, due to the location and proximity to West Avenue M, the refuse scatter is not considered significant due to lack of depositional integrity to process recovery data. Furthermore, the historic resource identified during the records search was no longer present. Therefore, as a revision of Mitigation Measure Cultural Resources, implementation of COA CUL-2, Inadvertent Discovery of Cultural Resources Standard Procedures would reduce the potential impact to less than significant.

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

The EIR concluded that the proposed project would not have an adverse impact on archaeological resources. Neither the 1989 records search and pedestrian survey for the 120 acres, nor the 1990 records search and pedestrian survey for the additional 40 acres identified or located any archaeological resources. Nevertheless, the EIR concluded that implementation of Mitigation Monitoring Measures requiring the presence of an Archaeological Monitor during the initial clear and grub, grading and topsoil removal for possible data recovery would result in less than significant impacts.

The records search conducted by FCS on April 30, 2021, at the SCCIC identified one archaeological resource located within the 0.5-mile search radius. The pedestrian survey conducted by FCS on May 6, 2021, did not locate any archaeological resources. Additionally, a

Tribal Cultural Resources (TCR) records search conducted with the Native American Heritage Commission (NAHC) on April 26, 2021, failed to identify any TCRs or archaeological resources.

Replacement of EIR Mitigation Measure Cultural Resources with COA CUL-2, for the Inadvertent Discovery of Cultural Resources Standard Procedures, would reduce the potential impact to archaeological resources to less than significant.

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

The EIR did not address burial site potential.

The records search results with the SCCIC and the pedestrian survey conducted by FCS failed to identify or locate any cemeteries or archaeological burial sites. However, due to the overall flat geography of the proposed project site, the proximity to the arroyo, and the lithic scatter that was identified within the 0.5-mile search radius by the SCCIC, FCS recommends replacement of Mitigation Measure Cultural Resources with COA CUL-1, for the Inadvertent Discovery of Human Remains Standard Procedures, which would ensure that potential impacts are reduced to less than significant.

Tribal Cultural Resources

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

d) 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)?

The EIR did not address Listed or Eligible Resources. However, the City of Palmdale General Plan Exhibit ER-7 indicates that the project site has a moderately high sensitivity for archaeological resources, including TCRs.

Results from the records search conducted by FCS at SCCIC on April 30, 2021, failed to locate any prehistoric Native American resources within the proposed project site. Additionally, results from the Sacred Land Files conducted by FCS at the NAHC on April 26, 2021, yielded negative results for TCRs within the proposed site.

FCS recommends a revision to the EIR Mitigation Measure Cultural Resources to include Inadvertent Discovery of Cultural Resources Standard Procedures outlined in COA CUL-2, COA CR-1, and COA CR-2 which would reduce the potential impact to archaeological resources to less than significant.

- e) **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?**

The EIR did not address Lead Agency Identified Resources. However, the City of Palmdale General Plan Exhibit ER-7 indicates that the project site has a moderately high sensitivity for archaeological resources, including TCRs.

On April 12, 2021, FCS sent a request to the NAHC in an effort to determine whether any sacred sites are listed on its Sacred Lands File for the project area. A response was received on April 26, 2021, indicating that the Sacred Lands File search failed to locate the presence of Native American cultural resources in the immediate project area. The NAHC included a list of nine tribal representatives available for consultation. To ensure that all Native American knowledge and concerns regarding potential TCRs that may be affected by the proposed project are addressed, a letter containing project information and requesting any additional information was sent to each tribal representative on May 10, 2021. On May 10, 2021, the Fernandeno Tataviam Band of Mission Indians requested the results of the Phase I CRA prepared by FCS, and also requested Tribal Consultation with the Lead Agency, the City of Palmdale. On May 10, 2021, the Quechan Tribe of the Fort Yuma responded that they did not have further comments and deferred to more local tribes. On May 11, 2021, the San Manuel Band of Mission Indians requested that additional mitigation measures should be included, but did not request Tribal monitoring of subsurface construction activities. Accordingly, Mitigation Measure Cultural Resources will be replaced to require implementation of Inadvertent Discovery of Cultural Resources Standard Procedures, along with the additional conditions required by the San Manuel Band of Mission Indians and Fernandeno Tataviam Band of Mission Indians included as COA CUL-2, CR-1, CR-1, TCR-1 and TCR-2 which specify timing and methods for notification and consultation with the Tribe in the event of any inadvertent discovery. With the incorporation of these revisions, potential impacts would be reduced to less than significant.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

No additional/new measures required beyond those included in the Antelope Valley Business Park Specific Plan EIR.

Conditions of Approval

COA CUL-1 Inadvertent Discovery of Human Remains

There is always the possibility that ground-disturbing activities during construction may uncover previously unknown buried human remains. Should this occur, Section 7050.5 of the California Health and Safety Code applies, and the following procedures shall be followed. In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 shall be followed. In

this instance, once project-related earthmoving begins and if there is inadvertent discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or
2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the Commission; The descendant identified fails to make a recommendation; or the landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

COA CUL-2 Inadvertent Discovery of Cultural Resources

It is always possible that ground-disturbing activities during construction may uncover previously unknown, buried cultural resources. If buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria.

If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the

Archaeological Monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

San Manuel Band of Mission Indians Conditions of Approval

COA CR-1 Tribal Consultation Regarding the Inadvertent Discovery of Cultural Resources

1. 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 site outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, , regarding any pre-contact and/or historic era finds and shall 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.
2. If significant pre-contact and/or historic era 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 the SMBMI for review and comment. The Archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
3. 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 Section 7050.5 and that code enforced for the duration of the project.

COA TCR-1 Tribal Consultation Regarding the Inadvertent Discovery of Tribal Cultural Resources

1. The San Manuel Band of Mission Indians (SMBMI) Cultural Resources Department shall be contacted of any pre-contact and/or historic era 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 resource Monitoring and

Treatment Plan shall be created by the Archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

2. 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 SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Fernandeño Tataviam Band of Mission Indians Conditions of Approval

COA CR-2 Tribal Consultation Regarding the Inadvertent Discovery of Cultural Resources

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 assess the find. Work on the portions of the projects outside of the buffered area may continue during this assessment period. The Fernandeño Tataviam Band of Mission Indians (FTBMI) shall be contacted regarding any pre-contact and/or post-contact finds and be provided information after the Archaeologist makes their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

COA TCR-2 Tribal Consultation Regarding the Inadvertent Discovery of Tribal Cultural Resources

The Lead Agency and/or applicant shall, in good faith, consult with the Fernandeño Tavaviam Band of Mission Indians (FTBMI) on the disposition and treatment of any Tribal Cultural Resources encountered during all ground-disturbing activities

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VI. Energy <i>Would the project:</i>					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	N/A	No	No	No	None
b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?	N/A	No	No	No	None

Discussion

The analysis in this section is based, in part, on the Air Quality, Greenhouse Gas Emissions, and Energy Analysis report prepared by FCS (November 2021), and included in Appendix A.

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

The certified EIR did not identify any impacts related to energy. The proposed project consists of the development of a 1,049,760-square-foot industrial warehouse/distribution building on the project site. The proposed warehouse would be subject to the applicable energy efficiency provisions of the California Building Standards Codes (CBC), which are regarded as among the most stringent in the United States. Furthermore, the proposed project would be “solar ready” and wired with conduits to allow rooftop solar if desired by the end user. Additionally, as described in the project-specific technical report (Appendix A) the proposed project would result in energy consumption during both construction and operations. However, neither construction nor operation would result in the wasteful use of energy due to existing regulations, such as the Title 24 of the CBC, which would require energy efficient building design and operation. Furthermore, energy consumption during construction activity would be temporary and limited to the construction schedule. For these reasons, the proposed project would not result in the wasteful inefficient, or unnecessary consumption of energy. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR. This additional discussion regarding less than significant energy impacts is not new information of substantial importance.

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

The certified EIR did not identify any impacts related to energy. The proposed project consists of the development of a 1,049,760-square-foot industrial warehouse/distribution building on the project site. The proposed warehouse would be subject to the applicable energy efficiency provisions of the CBC, which are regarded as among the most stringent in the United States. Furthermore, the proposed project would be “solar ready” and wired with conduits to allow rooftop solar if desired by the end user. Additionally, as described in the project-specific technical report (Appendix A) the proposed project would result in energy consumption during both construction and operations. However, neither construction nor operation would result in the wasteful use of energy due to existing regulations, such as the Title 24 of the CBC, which would require energy efficient building design and operation. Furthermore, energy consumption during construction activity would be temporary and limited to the construction schedule. For these reasons, the proposed project would not conflict with the provisions of a plan for renewable energy or energy efficiency. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR. This additional discussion regarding less than significant energy impacts is not new information of substantial importance.

Relevant EIR Mitigation Measures that Apply to the Proposed Project**Antelope Valley Business Park Specific Plan EIR Mitigation Measures**

No additional/new measures required beyond those included in the Antelope Valley Business Park Specific Plan EIR.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VII. Geology, Seismicity, and Soils					
<i>Would the project:</i>					
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.	No impact	No	No	No	None
ii) Strong seismic ground shaking?	Less than significant impact after mitigation	No	No	No	MM Geotechnical
iii) Seismic-related ground failure, including liquefaction?	Less than significant impact after mitigation	No	No	No	MM Geotechnical
iv) Landslides?	N/A	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Less than significant impact after mitigation	No	No	No	MM Water Quality
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant impact after mitigation	No	No	No	MM Geotechnical

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
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?	N/A	No	No	No	None
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	N/A	No	No	No	None
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant impact after mitigation	No	No	No	None

Discussion

The analysis in this section is based, in part, on the Geotechnical Evaluation prepared by Ninyo & Moore, and the Paleontological Records Search conducted by Dr. Kenneth Finger. These documents are included in Appendix D.

- 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.**

Based on the certified EIR, the City found that there were no earthquake faults within the project site and concluded no impact would occur. The EIR disclosed that the development contemplated by the Specific Plan may be subject to strong ground shaking and hydroconsolidation due to the underlying soils, which may result in lurching, ground rupture, and liquefaction. The EIR set forth Mitigation Measure Geotechnical requiring implementation of grading and soil engineering practices recommended by the Geotechnical Report to abate the subsurface conditions. The EIR concluded that implementation of the mitigation measure would reduce potential impacts to a level of less than significant.

ii) Strong seismic ground shaking?

The proposed project consists of the development of a 1,049,760-square-foot industrial warehouse/distribution building on the project site. Accordingly, the proposed project would be required to implement the recommendations of the Geotechnical Evaluation prepared in accordance with Mitigation Measure Geotechnical to reduce exposure to seismic hazards to acceptable levels. These recommendations will be incorporated into the proposed project as Conditions of Approval.

iii) Seismic-related ground failure, including liquefaction?

The Geotechnical Evaluation confirmed that the project site is not located within a State of California Earthquake Fault Zone and that there are no active faults on the site; the potential for liquefaction and liquefaction-related seismic hazards is low due to the depth of groundwater of approximately 400 feet below ground surface; on-site materials can be classified as non-corrosive. The Geotechnical Evaluation identified the following conditions on the project site: flood hazards associated with Amargosa Creek and unnamed ephemeral stream; seismic ground motion; potentially collapsible soils; and unconsolidated granular materials that may be subject to caving. The Geotechnical Report concluded that construction of the proposed project is feasible, and impacts would be reduced to below a level of significance with the incorporation of design and construction features consistent with Mitigation Measure Geotechnical and with the implementation of the Geotechnical recommendations (included below as COA GEO-1) regarding: pre-construction conference, site preparation, excavation characteristics, treatment of near surface soils, fill material, fill placement and compaction, foundations, footings, building floor slabs, exterior flatwork, underground utilities, pavement, concrete, drainage, and construction observation by the geotechnical consultant. (See pages 8 through 17 of the Geotechnical Evaluation for the complete text of the recommendations for the design and construction of the proposed project).

iv) Landslides?

The EIR did not address landsliding. The site is relatively flat, with an elevation ranging from approximately 2,525 to 2,550 above mean sea level (MSL). Therefore, the project site does not have any steep slopes that would be susceptible to landsliding during a seismic event. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

Based on the certified EIR, the City found that ground disturbance associated with buildout of the Specific Plan had the potential to result in erosion and sedimentation in downstream waterways. The EIR set forth Mitigation Measure Water Quality, which require the implementation of a Water Quality/Erosion Control Plan during construction and operations to prevent erosion from occurring in downstream waterways. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

Implementation of the proposed project would involve ground-disturbing activities such as vegetation removal and grading. Accordingly, the proposed project would implement a Stormwater Pollution Prevention Plan in accordance with Mitigation Measure Water Quality to prevent erosion from entering downstream waterways. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

- 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?**

Based on the certified EIR, the City found that the development contemplated by the Specific Plan may be subject to strong ground shaking and hydroconsolidation due to the underlying soils, which may result in lurching, ground rupture, and liquefaction. The EIR set forth Mitigation Measure Geotechnical requiring implementation of grading and soil engineering practices included in the Geotechnical Report to abate the subsurface conditions. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

The proposed project would be required to implement COA GEO-1, which includes requirements for grading and construction consistent with the project-specific Geotechnical Evaluation, and in accordance with Mitigation Measure Geotechnical to abate the subsurface conditions and reduce exposure to unstable soils and geologic units to acceptable levels. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

- 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?**

The EIR did not address expansive soils. The project site is underlain by Hesperia fine sandy loam, 0 to 2 percent slopes; Cajon loamy sand, 0 to 2 percent slopes; and Rosamond loam. All three soils have low clay content and, thus, are not considered expansive. Furthermore, the project site would be graded, and soil engineered to remove any unsuitable native soils. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The EIR did not address septic systems or alternative wastewater disposal systems. The proposed project would be served with wastewater collection and treatment provided by Sanitation District of Los Angeles County. Service laterals would connect to existing sewer lines within 10th Street West or West Avenue M. No septic or alternative wastewater disposal systems would be employed. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

Based on the certified EIR, the City found that there was moderate potential for the future discovery of vertebrate fossils during ground disturbance associated with buildout of the Specific Plan. The EIR set forth Mitigation Measure Paleontology, which requires paleontological monitoring during grading and salvage of any fossils encountered. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

The records search of the University of California Museum of Paleontology conducted by Dr. Kenneth Finger determined that the surface of the site and surrounding 0.5-mile search area consist solely of recent alluvial fan deposits (Qa), and neither a pre-construction paleontological walkover survey of the site nor paleontological monitoring is required, as surficial deposits are too young to be fossiliferous and there are no older units within five miles of the proposed project site. This suggests that the surficial layer is very thick, and therefore project-related excavations are highly unlikely to impact older subsurface deposits that have the potential to yield significant paleontological resources. Therefore, the proposed project is not required to implement Mitigation Measure Paleontology, and the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

MM Geotechnical A soils engineer shall be retained to monitor the grading and construction of the project and submit in writing to the City Engineer and City Planning Director, certification that the project has complied with mitigation measures to reduce the amount of runoff with sediments and urban pollutants. The project landscape architect, in coordination with the project soils engineer, shall monitor the revegetation of the site and submit in writing to the City Engineer and Planning Director, certification that the project has complied with approved revegetation plans. The City Landscape Architect and the City Public Works Inspector, under the supervision of the City Engineer, shall conduct a field inspection prior to the issuance of building permits to assure that grading operations have implemented specified sediment control measures.

- a) Estimated accelerations expected during the lifetime of the proposed development are relatively high; therefore, seismically resistant structural design in conformance with the Uniform Building Code shall be used for structures within the project.
- b) Hydroconsolidation shall be minimized by densification of upper loose material through a combination of removal and mechanical compaction and saturation as outlined in the Geosoils, Inc. report. In regard to both cut and fill areas, all old fill and compressible alluvium.

- c) All vegetation, rubbish, and other deleterious material shall be disposed of off-site.
- d) All excavation bottoms shall be observed and approved by the Geotechnical Engineer prior to placement of fill.

MM Water Quality A soils engineer shall be retained to monitor the grading and construction of the project and submit in writing to the City Engineer and City Planning Director, certification that the project has complied with mitigation measures to reduce the amount of runoff with sediments and urban pollutants. The project Landscape Architect, in coordination with the project soils engineer, shall monitor the revegetation of the site and submit in writing to the City Engineer and Planning Director, certification that the project has complied with approved revegetation plans. The City Landscape Architect and the City Public Works Inspector, under the supervision of the City Engineer, shall conduct a field inspection prior to the issuance of building permits to assure that grading operations have implemented specified sediment control measures.

The applicant shall submit a Water Quality/Erosion Control Plan for City reviews and approval prior to the issuance of building permits. The plan shall indicate specific means of reducing urban pollutants and sedimentation including but not limited to the following:

- a) Surplus or waste material shall not be placed in drainage ways or within the 100-year floodplain of surface waters.
- b) 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.
- c) Dewatering shall be done in a manner so as to eliminate the discharge of earthen material from the site.
- d) All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.
- e) All work performed between October 15 and May 1 of each year shall be conducted in such a manner that the project can be winterized within 48 hours.
- f) All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbance.
- g) 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.
- h) Stabilizing agents such as straw and wood chips shall be used during the interim period after grading in order to strengthen slopes while ground cover takes hold.
- i) Landscaped areas will be developed in such a way that overwatering and excessive irrigation runoff will not occur.

- j) Landscape irrigation systems will be designed to prevent overspray onto impervious areas and eliminate nuisance water runoff.
- k) Revegetated areas shall be continually maintained in order to assure adequate growth and root development.
- l) Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.
- m) Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.
- n) Periodic cleaning of paved areas shall be performed to remove sediments and absorbed pollutants.
- o) Routine cleaning of manholes and catch basins shall be performed to remove sediment and debris.
- p) Surveys shall be conducted of all facilities involved in the storage or handling of hazardous or toxic chemicals which might contribute to stormwater pollution.
- q) Control of washdown drainage from industrial facilities shall be enforced by the City.
- r) Information regarding the disposal of waste oil/grease and pesticide containers shall be provided to new business owners.
- s) Controlled use of pesticides and fertilizers shall be enforced by the City.
- t) Future site tenants shall comply with all federal and State regulations for stormwater discharges.

Conditions of Approval

COA GEO-1 Implementation of Geotechnical Investigation Recommendations

The project applicant shall implement all recommendations of the Geotechnical Investigation related to earthwork, site-specific seismic design considerations, foundations, exterior flatwork, underground utilities, pavement, soil corrosivity, concrete, drainage, and construction observation during project grading and construction.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
VIII. Greenhouse Gas Emissions <i>Would the project:</i>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	N/A	No	No	No	None
b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	N/A	No	No	No	None

Discussion

The analysis in this section is based, in part, on the Air Quality, Greenhouse Gas Emissions, and Energy Analysis report prepared by FCS (November 2021), and included in Appendix A.

a-b) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The certified EIR did not address greenhouse gas (GHG) emissions. The certified EIR disclosed that Specific Plan buildout would generate 24,408 daily trips, which would generate greenhouse gas emissions from the combustion of fossil fuels in vehicles. The proposed project consists of the development of a 1,049,760-square-foot industrial warehouse/distribution building on the project site. The operations of this building would also generate GHG emissions from the electricity demand, natural gas for heating, and for water service and solid waste services.

Kimley-Horn and Associates estimated the proposed warehouse trip generation at 2,163 PCE daily trips.¹¹ When compared to the Specific Plan buildout trip generation contemplated in the certified EIR, the proposed project would result in a substantial net reduction in daily trip generation. Accordingly, this would also represent a substantial reduction in GHG emissions as compared to the hypothetical greenhouse gas emissions for the certified EIR buildout. Furthermore, the proposed project would be subject to the latest adopted edition of the California Green Building Code, which requires energy efficiency measures that reduce greenhouse gas emissions relative to business-as-usual (BAU) conditions. Additionally, implementation of air quality COAs would require the use of energy efficient lighting on-site which would further reduce greenhouse gas emissions from electricity demand. As such, the

¹¹ Kimley-Horn and Associates, Inc. 2021. Project Palmdale Traffic Impact Analysis. December.

proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR. This is not new information of substantial importance as it does not disclose any potentially significant impacts or more severe impacts than previously disclosed in the certified EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

Although impacts related to the project's energy consumption and GHG emissions are not identified in the certified EIR, applicable certified EIR air quality mitigation measures would have co-benefits that would serve to reduce the project's energy consumption.

For short-term construction-related emissions:

- Reduce emissions from construction workers' commute trips by promoting carpooling through coordination with Commuter Transportation Services, Inc., or any other carpool matching service.

For long-term, operation-related emissions:

- 1989 AQMP Measures No. 1.a and 1.b: Alternative Work Weeks and Flextime/Establishment of Telecommunications Programs to reduce roadway congestion and emissions of reactive organic gases, NO_x and CO.
- 1989 AQMP Measures No. 2.a through 2.d: Establishment of Mode Shift Strategies (Employers Rideshare and Transit Incentives, Parking Management Programs, Vanpool Purchase Incentives, and Merchant Transportation Incentives) to encourage the use of alternative transportation modes and reduce emission of reactive organic gases, NO_x and CO.
- Inclusion in the project design of plans for mass transit accommodations such as bus turnout lanes, bus shelters/benches, etc.
- Distribution by tenant activities of promotional/educational material (obtained from the City) describing ways to reduce energy consumption, and also advertising the availability of public transit, bicycle routes, etc. to encourage the use of mass transit in the area.

Project Design Features for the Proposed Palmdale Warehouse Project

PDF GHG-1 The warehouse building shall provide infrastructure to support use of electric exterior yard trucks and on-site rideable equipment (e.g., yard hostlers, counterbalance forklifts, and rider pallet jacks). The operation of yard trucks that are used to move trailers and on-site vehicles within the project site shall be powered by electricity or otherwise zero emission unless the project applicant can reasonably demonstrate that such equipment is not available for a particular task.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
IX. Hazards and Hazardous Materials					
<i>Would the project:</i>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant impact after mitigation	No	No	No	MM Hazards
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant impact after mitigation	No	No	No	MM Hazards
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	N/A	No	No	No	None
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?	Less than significant impact after mitigation	No	No	No	MM Hazards
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	Less than significant impact after mitigation	No	No	No	MM Hazards
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant impact after mitigation	No	No	No	MM Fire

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
g) Expose people or structures, either directly or indirectly to a significant risk of loss, injury or death involving wildland fires?	No impact	No	No	No	None

Discussion

The analysis in this section is based, in part, on the Phase I Environmental Site Assessment (Phase I ESA), prepared by Geosyntec and included in Appendix E.

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

Based on the certified EIR, the City found that buildout of the Specific Plan may result in end users that could handle ignitable, reactive, corrosive, or toxic materials. The EIR set forth Mitigation Measure Hazards, which requires site plan review or a Conditional Use Permit for hazardous materials users. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

As discussed under Impact IX(d) below, a Phase I ESA, was conducted by Geosyntec for the project site to identify Recognized Environmental Conditions (RECs). RECs include known or potential releases of hazardous substances and petroleum products that could have impacted the soil and/or groundwater at the project site. The Phase I ESA revealed no evidence of Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) on the project site. A *de minimis* condition (a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action) was identified for stormwater discharge associated with Amargosa Creek and tributary stream on the project site because these likely receive and convey stormwater from developed areas upstream which commonly contain trace contaminants. Regarding project operations, the proposed warehouse would provide e-commerce fulfillment activities. The proposed project would not handle ignitable, reactive, corrosive, or toxic materials and, thus, Mitigation Measure Hazards would not apply. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The EIR did not address exposure of schools to hazardous materials. The nearest school is New Vista Elementary, located 2.25 miles to the northeast. As such, there are no schools within 0.25 mile of the project site and, therefore, there would be no potential for the proposed project to expose schools within a quarter mile to hazardous emissions or materials. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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?

Based on the certified EIR, the City found that there were no sources of contamination present within the Specific Plan boundaries and that future development would not be exposed to hazardous materials from past use. However, the EIR acknowledged the possibility of undiscovered hazardous materials being encountered and set forth Mitigation Measure Hazards, which requires hazardous materials assessments prior to construction and inadvertent discovery procedures during grading. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

In accordance with Mitigation Measure Hazards, a Phase I ESA was conducted for the proposed project to identify RECs. The Phase I ESA report included the following actions: (1) review of pertinent information/documents provided by the applicant; (2) review of environmental databases for the project site and vicinity; (3) review of historical land usage via historical aerial photographs, fire insurance maps, city directories, and USGS topographic maps, and past reports on the property, as available; and (4) a site visit to perform a visual reconnaissance.

Based upon the results of an environmental database search, the Phase I ESA identified listings that are located upgradient of the project site and have reported (or suspected) contamination or have the potential for significant contamination that could have impacted the project site. The locations of these listed sites are shown on Figure 2 of the Phase I ESA and Appendix C of the Phase I ESA. As concluded for each of these listings, it is considered unlikely that activities have adversely impacted soil or groundwater conditions at the project site:

- 811 West Avenue M, Lancaster, located near the northwest project site boundary, is listed in the Department of Toxic Substances Control (DTSC) Hazardous Waste Manifest Data (HAZNET). The listing describes the owner, Shutters by Angel, as a generator of unspecified solvent mixture and the method description is listed as “transfer station” and “recycler.” Based on the available information, it is considered unlikely that these activities are associated with the project site (believed to be an erroneous listing and/or incorrect address based on the project site history), and it is considered unlikely that these activities associated with this listing have adversely impacted the project site.

- Los Angeles County Waterworks District 40-04 located at West Avenue M and 10th Street West (adjoining north of the project site across West Avenue M) was identified in multiple databases and in the California State Water Resources Control Board (State Water Board) GeoTracker database as an active waste discharge facility (as of August 26, 2003). The type of facility was listed as a water treatment facility. Based on the available information, it is considered unlikely that activities at this property have adversely impacted the project site.
- Comrax LLC, Tim's Mobile Service located 1020 West Columbia Way (adjoining west of the project site across 10th Street West) was identified in multiple databases. The property stored chemicals, contains permitted underground storage tanks (USTs), and generated hazardous waste. Based on the available information, it is considered unlikely that activities at this property have adversely impacted the project site.
- Los Angeles County Fire Department Station No. 129 located at 421 West Avenue M (adjoining north of the project site across 10th Street West) was identified in multiple databases and in the State Water Board GeoTracker database as a Leaking Underground Storage Tank (LUST) cleanup site. The leak was discovered, reported, and stopped on May 7, 1996. The potential contaminants of concern were listed as other solvent or non-petroleum hydrocarbon, and potential media of concern was listed as soil. Cleanup began on June 14, 1996, and the case was closed by the Lahontan RWQCB (Region 6) on March 21, 2000. Based on the available information, it is considered unlikely that activities at this property have adversely impacted the project site.
- Additional properties (located within 0.125-mile to the site) were identified in multiple databases where hazardous materials have been stored/used, and Notice of Violations or compliance issues have been noted for relatively minor incidents on one or more adjoining/nearby properties. Based on the available information, it is believed to be unlikely that activities at these adjoining/nearby facilities have adversely affected soil or groundwater conditions beneath the project site.
- Properties were also identified (located within 0.25-mile, 0.5-mile, and 1 mile of the project site), in databases potentially indicative of release (e.g., LUSTs, cleanup sites) or in multiple databases where hazardous materials have been stored/used, and Notice of Violations or compliance issues have been noted for relatively minor incidents on one or more nearby properties. USTs and LUSTs were identified on multiple properties within 0.5-mile of the project site. Based on the available information, it is believed to be unlikely that activities at these facilities have adversely affected soil or groundwater conditions beneath the project site.

The Phase I ESA did not reveal evidence of RECs, CRECs, or HRECs on the project site.

The Phase I ESA did identify the following *de minimis* conditions, which do not meet the definition of a REC, CREC, or HEC:

- Stormwater Discharge: Historical Site documents and aerial photographs depict an ephemeral creek trending south to north along the eastern boundary of the project site

and a dry tributary stream channel of the creek in the eastern portion. The ephemeral creek and tributary stream likely receive and convey stormwater from developed areas upstream of the project site. Stormwater from developed areas commonly contains trace contaminants. This condition would not be the subject of an enforcement action if brought to the attention of the appropriate governmental agencies, therefore, this finding is not a REC but rather a *de minimis* condition.

As determined in the Phase I ESA, the project site does not contain any evidence of RECs, CRECs or HRECs. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

Based on the certified EIR, the City found that buildout of the Specific Plan may involve the development of structures that produce smoke, glare, or other visual obstructions that may interfere with Air Force Plant 42/Palmdale Regional Airport aviation operations. The EIR set forth Mitigation Measure Hazards, which requires future development to file the appropriate notices with the Federal Aviation Administration in accordance with Federal Aviation Regulations Part 77. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

The proposed project building would be a maximum of 50 feet above finished grade. Because the building would be less than 70 feet above finished grade, it would not be subject to any Part 77 noticing requirements. Moreover, the proposed project would not have any attributes that would emit dust, steam, smoke, glare, or electrical interference. Thus, Mitigation Measure Hazards would not apply. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

- f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

Based on the certified EIR, the City found that development contemplated by the Specific Plan may increase demand for fire protection and set forth Mitigation Measure Fire requiring compliance with applicable Fire Code requirements for emergency access including minimum 26-foot-wide driveways and the designation of Fire Lanes on final building plans. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

The proposed project would include three driveways on 10th Street West and one driveway on West Avenue M. Additionally, the site plan depicts Fire Lanes that would link the driveways. In accordance with Mitigation Measure Fire, the applicant will be required to demonstrate compliance with applicable Fire Code requirements on final building plans. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The certified EIR disclosed that the project site is not within or adjacent to a high fire hazard area as defined by the Palmdale Community Plan and concluded that no impact would occur.

The project site is bordered roads and urban development to the west and north, Amargosa Creek to the east, and desert land to the south. None of the surrounding land uses are considered susceptible to wildfire. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

MM Hazards Mitigation measures to ensure that potential existing hazardous materials and future potential generators or handlers of hazardous waste or materials would not adversely affect the environment are as follows:

Prior to the issuance of building permits for permitted uses and approval of a required site plan review and/or Conditional Use Permit, the Planning Director shall confirm that the proposed uses comply with all local, State, and federal health and safety recommendations.

- 1) Prior to issuance of grading permits, hazardous materials assessments will be performed for individual properties.
- 2) Future grading plans and specifications for individual properties within the Specific Plan area shall include a clause regarding observation, testing, and proper disposal of any hazardous materials encountered during grading and construction.
- 3) Future project land uses involving the use, storage, or transportation of hazardous materials must comply with applicable local, State, and federal health and safety regulations, including the proposed City of Palmdale Hazardous Waste Management Plan, upon its completion.
- 4) Any use involving hazardous materials will require site plan review and/or a Conditional Use Permit, to minimize land use conflict. Said review shall involve all agencies with jurisdiction such as the local Air Quality Management District and Regional Water Quality Control Board.
- 5) Applicants for future developments within the Specific Plan area are required to file the appropriate Notice of Proposed Construction or Alteration (FAA Form 7460-1) with the Federal Aviation Administration in accordance with the provisions of Federal Aviation Regulations Part 77—Objects Affecting Navigable Airspace.

Should any operations within the Specific Plan include installation of underground storage tanks and/or industrial wastewater discharge into the public sewer system. the Los Angeles County Department of Public Works shall be contacted prior to issuance of building permits.

MM Fire

Implementation of the following mitigation measures required by the Los Angeles County Fire Department will reduce impacts related to fire protection and to potential of fire hazards on-site:

- 1) The developer will be required to work with the Los Angeles County Fire Department to establish appropriate mitigation for provision of additional personnel, equipment, and facilities in the project vicinity.
- 2) The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
- 3) Fire flows of up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration will be required.
- 4) Final fire flow will be based on the size of the buildings, their relationship to other structures and property lines, and the type of construction used.
- 5) All on-site driveways shall provide a minimum unobstructed width of 26 feet clear to the sky to within 150 feet of all portions of the exterior walls of the first story of any building.
- 6) All driveways shall be labeled as "Fire Lane" on the final building plans. Labeling is necessary to assure the access availability for Fire Department use.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
X. Hydrology and Water Quality					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than significant impact after mitigation	No	No	No	MM 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?	Less than significant impact	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	–	–	–	–	–
(i) result in substantial erosion or siltation on- or off-site;	Less than significant impact after mitigation	No	No	No	MM Water Quality
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	Less than significant impact after mitigation	No	No	No	MM Stormwater Runoff

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
(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	Less than significant impact after mitigation	No	No	No	MM Stormwater Runoff
(iv) impede or redirect flood flows?	Less than significant impact after mitigation	No	No	No	MM Stormwater Runoff
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	N/A	No	No	No	None
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	Less than significant impact	No	No	No	None

Discussion

The analysis in this section is based, in part, on the Preliminary Hydrology and Hydraulics Report and Low Impact Development (LID) Report, prepared by Kimley-Horn and Associates and included in Appendix F.

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

Based on the certified EIR, the City found that ground disturbance associated with buildout of the Specific Plan had the potential to result in erosion and sedimentation in downstream waterways. The EIR set forth Mitigation Measure Water Quality, which require the implementation of a Water Quality/Erosion Control Plan during construction and operations to prevent erosion from occurring in downstream waterways. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

The proposed project would involve ground-disturbing activities such as vegetation removal and grading. Accordingly, the proposed project would implement a Stormwater Pollution Prevention Plan in accordance with Mitigation Measure Water Quality to prevent erosion from entering downstream waterways. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

- b, e) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

The EIR disclosed that Antelope Valley groundwater basin has been in a state of overdraft since the 1920s. Buildout of the Specific Plan would result in an average annual water demand of 453.3 acre-feet per year. Development contemplated by the Specific Plan would be served by the Los Angeles County Waterworks District 40-04, which obtains its potable water from both surface and groundwater sources. Surface water are the largest source, with groundwater a secondary source. The EIR concluded that the Specific Plan's demand would not exacerbate the existing groundwater overdraft conditions and, thus, impacts would be less than significant.

Using the Los Angeles County Waterworks District 40-04 2015 Urban Water Management Plan (UWMP) Water Use Duty Factor of 1.1 acre-feet per year per acre for Light Industry, the proposed project would demand 132 acre-feet of water annually. This represents a net reduction of 321.3 acre-feet relative to what the EIR estimated for Specific Plan buildout. The proposed project would result in a substantial reduction in groundwater consumption and, thus, would not exacerbate the existing overdraft condition. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

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

Based on the certified EIR, the City found that buildout consistent with the Specific Plan would increase impervious surface coverage and, thus, would increase surface runoff drainage into Amargosa Creek. The EIR addressed the construction of an on-site storm drainage system, as well as flood control improvements to Amargosa Creek including an upstream detention basin and concrete trapezoidal channel. The EIR set forth Mitigation Measure Stormwater Runoff, which requires storm drainage improvements to be designed and constructed in accordance with City and County standards. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

Due to the improvements required for the overall drainage area, this project would pay an impact fee to the Antelope Valley Watershed. In lieu of physical improvements to the

Amargosa Creek, the project would rely upon infiltration basins to eliminate discharge directly into Amargosa Creek. Furthermore, in compliance with part b of the on-site safety provisions included under Mitigation Measure Stormwater Runoff, the project site would be fenced and direct access to Amargosa Creek would not be available to employees of the proposed project. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

ii-iii) 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 of polluted runoff?

In accordance with Mitigation Measure Stormwater Runoff, the proposed project would install an on-site storm drainage system consisting of bio swales, inlets, underground piping, and basins. A Preliminary Hydrology and Hydraulics Report was prepared to address peak flow discharge from the site and to analyze peak flows produced from the proposed off-site improvements along the project frontage. Under post-construction conditions, the project site was estimated to be 90 percent impervious. As shown in Appendix B of the Preliminary Hydrology Report, the project site is divided into four major drainage management areas (DMAs); A, B, C (north and south), and D. Stormwater runoff would sheet flow into various inlets throughout the site, ultimately discharging into one of three proposed detention basins for peak flow attenuation. DMAs A and C (south) would discharge into the detention basin located in the southwest corner of the site (Basin 1); DMA D would discharge into the detention basin located in the northwest corner of the site (Basin 2); DMA B and C (north) would discharge into the detention basin located in the northern region of the site (Basin 3). A proposed drainage exhibit is included in Appendix B of the Preliminary Hydrology Report and a preliminary storm drain network is provided in Plot Plans 1 and 2, in Appendix D of the Preliminary Hydrology Report. The 50-year on-site proposed storm peak flows (Q_{50}) associated with the detention basins are listed in Tables 5, 6, 7, and 8 of the Preliminary Hydrology Report. As concluded in the Preliminary Hydrology Report, the proposed development would decrease 50-year peak flows (Q_{50}) discharge from the project site, compared to existing drainage conditions. As shown in Table 8 of the Preliminary Hydrology Report, the 50-year on-site proposed storm peak flows for Basins 1, 2, and 3 would be 14.9 cubic feet per second (cfs).

iv) impede or redirect flood flows?

The proposed project would redevelop West Avenue M and 10th Street West along the project frontage with the addition of raised medians, street widenings, and turn pockets to accommodate vehicular queueing and access into the site and surrounding street intersections. The proposed project would install public stormwater infrastructure via curb inlets, and storm drainpipes to capture and convey stormwater runoff within the public rights-of-way. Due to future improvements by the City of Lancaster, the stormwater runoff will be infiltrated into on-site infiltration basins. The 50-year proposed roadway peak flow is estimated to be 12.25 cfs (see Table 4 of the Preliminary Hydrology Report). A final Hydrology and Hydraulics Report was prepared by Kimley-Horn and Associates, which quantified 100-year flow rates for Amargosa Creek for the existing condition, developed base flood elevation,

flow velocity, and flood risk for Amargosa Creek and compared and contrasted the results against Federal Emergency Management Agency (FEMA) designated Special Flood Hazard Area. The report also developed on-site hydrology and design flow rates for the site, and used on-site hydrology and design flow rates to substantiate infiltration basin size, underground pipe size, and the location and size of drainage inlets.

Furthermore, as described in the LID Report, the proposed project would implement BMPs to minimize and prevent pollutants in stormwater runoff from the project site. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The EIR did not address flood hazards, tsunamis, or seiches. City of Palmdale General Plan Exhibit S-6 indicates that the project site is outside of any dam or levee failure inundation zones. Aside from the eastern portion of the project site that overlap with Amargosa Creek (within Flood Zone AO-01, a Special Flood Hazard Area, subject to inundation by the 1 percent annual chance flood), most of the site, including the areas proposed for development, is located outside a 100-year flood hazard area (within Flood Zone X-12, an area of minimal flood hazard). The project site is more than 45 miles from the Pacific Ocean and, thus, is not susceptible to tsunamis. The project site is not near any inland bodies of water and, thus, is not susceptible to seiches. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

MM Stormwater Runoff

- a.) All facilities shall be designed and constructed in accordance with the City of Palmdale Drainage Master Plan and Los Angeles County Flood Control District (LACFCD) Hydrology Manual to the satisfaction of the City Engineer. Local facilities will be installed by the developer of this project prior to issuing building permits. Regional facilities (Amargosa Creek improvements) shall be designed to handle flows from a 50-year capital storm and shall be constructed prior to or simultaneously with this project.
- c.) As part of the City of Palmdale's drainage plan, a storm drain shall be installed in 10th Street West to mitigate the storm flow on 10th Street West. Prior to the construction of the noted storm drain, a detention basin is required to mitigate on-site storm runoff from the westerly portion of the project site.

On-site Safety Provisions

- a.) The only drainage structures to be built as part of this project are standard catch basins and underground storm drain pipes which incorporate safety features to prevent anyone from being drawn into them.
- b.) The safety features to be incorporated in the Amargosa channel are to be addressed in documents for that project.

MM Water Quality

The applicant shall submit a Water Quality/Erosion Control Plan for City reviews and approval prior to the issuance of building permits. The plan shall indicate specific means of reducing urban pollutants and sedimentation including but not limited to the following:

- a.) Surplus or waste material shall not be placed in drainage ways or within the 100-year floodplain of surface waters.
- b.) 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.
- c.) Dewatering shall be done in a manner so as to eliminate the discharge of earthen material from the site.
- d.) All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.
- e.) All work performed between October 15 and May 1 of each year shall be conducted in such a manner that the project can be winterized within 48 hours.
- f.) All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbance.
- g.) 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.
- h.) Stabilizing agents such as straw and wood chips shall be used during the interim period after grading in order to strengthen slopes while ground cover takes hold.
- i.) Landscaped areas will be developed in such a way that overwatering and excessive irrigation runoff will not occur.
- j.) Landscape irrigation systems will be designed to prevent overspray onto impervious areas and eliminate nuisance water runoff.
- k.) Revegetated areas shall be continually maintained in order to assure adequate growth and root development.
- l.) Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.
- m.) Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.

- n.) Periodic cleaning of paved areas shall be performed to remove sediments and absorbed pollutants.
- o.) Routine cleaning of manholes and catch basins shall be performed to remove sediment and debris.
- p.) Surveys shall be conducted of all facilities involved in the storage or handling of hazardous or toxic chemicals which might contribute to stormwater pollution.
- q.) Control of washdown drainage from industrial facilities shall be enforced by the City.
- r.) Information regarding the disposal of waste oil/grease and pesticide containers shall be provided to new business owners.
- s.) Controlled use of pesticides and fertilizers shall be enforced by the City.
- t.) Future site tenants shall comply with all federal and State regulations for stormwater discharges.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XI. Land Use and Planning <i>Would the project:</i>					
a) Physically divide an established community?	Less than significant impact	No	No	No	None
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than significant impact	No	No	No	MM Noise

Discussion

a) Physically divide an established community?

Based on the certified EIR, the City found that the project site was undeveloped and did not contain any dwelling units. The EIR concluded that impacts would be less than significant.

There are no dwelling units and, thus, no established communities would be divided. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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?

Based on the certified EIR, the City found that the proposed Specific Plan would be in conformance with the City of Palmdale General Plan. The EIR concluded that impacts would be less than significant.

The project site is designated “SP-Antelope Valley Business Park” by the City of Palmdale General Plan and zoned “SP-Antelope Valley Business Park” by the Palmdale Zoning Ordinance. The Antelope Valley Business Park Specific Plan zones the project site as Industrial. As shown in Table 1, the Specific Plan assigns 1,117,314 square feet for industrial use. The proposed 1,049,760-square-foot industrial warehouse/distribution building falls within the Industrial square footage budget established by the Specific Plan. Furthermore, the project site is within the boundaries of the Los Angeles County Airport Land Use Plan and is within a 65 dBA CNEL aviation noise contour. Industrial is a noise tolerant land use and, thus, the proposed warehouse is an acceptable land use within the 65 dBA CNEL aviation noise contour. As such,

the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Noise Land Use Compatibility Impacts

A project-specific Noise Impact Analysis Report was prepared by FCS, contained in Appendix G of this document. The analysis determined that traffic noise levels on roadway segments adjacent to the project site would range up to 72.4 dBA CNEL as measured at 50 feet from the centerline of the outermost travel lane, under opening year traffic conditions without implementation of the project. The proposed project's building would be set back over 380 feet from the edge of the nearest roadway. At this distance, the highest projected traffic noise levels would attenuate to below 58 dBA CNEL. This is well below the normally acceptable noise land use compatibility threshold for new industrial land use development and these noise levels would not exceed the City's interior noise level standard of 65 dBA equivalent sound level (L_{eq}) for new industrial land use development. Therefore, the requirements of the noise Mitigation Measure of the Antelope Valley Business Park Specific Plan EIR identified below would be satisfied and no further mitigation is needed. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

MM Noise Prior to issuance of some building permits, applicants proposing future development on any lot on the site proposed for commercial or business park development shall prepare an interior noise analysis, as deemed necessary by the Planning Manager, to demonstrate compliance with City of Palmdale interior noise level limits. This report shall be submitted to the Planning Division for their review and approval.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XII. Mineral Resources <i>Would the project:</i>					
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?	N/A	No	No	No	None
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?	N/A	No	No	No	None

Discussion

a-b) 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? 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?

The EIR did not address mineral resources. The project site is undeveloped and does not support mineral extraction operations. Furthermore, the only designated Mineral Resource Zones identified by the City of Palmdale General Plan Exhibit ER-1B are located in the southern portion of the City, more than 5 miles from the project site. Therefore, the proposed project would not have the potential to result in the loss of mineral resources. No impact would occur.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

No mineral resources mitigation measures were included in the prior EIR.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIII. Noise <i>Would the project:</i>					
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?	Significant unavoidable impact	No	No	No	None
b) Generation of excessive groundborne vibration or groundborne noise levels?	N/A	No	No	No	None
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?	Significant unavoidable impact	No	No	No	None

Discussion

The analysis in this section is based, in part, on the Noise Impact Analysis Report, prepared by FCS and included in Appendix G.

- 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?**

The prior EIR concluded that development of the project would not cause significant impacts to adjacent land uses.

The project-specific Noise Impact Analysis determined that project-related reasonable worst-case hourly average construction noise levels attenuating to below 61 dBA L_{eq} at the nearest sensitive receptor land use. These noise levels would not result in a substantial temporary

increase in ambient noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies. The project-specific noise analysis also determined that the highest traffic noise level increase with implementation of the proposed project would be less than 1 dBA for every modeled roadway segment and traffic scenario. This is well below the 3 dBA increase that would be considered a substantial increase in traffic noise, and therefore, project-related traffic noise impacts would be less than significant. The analysis also determined that project-related stationary noise sources, including truck loading/unloading and parking lot activity, as well as mechanical ventilation system operations, would attenuate to below 44 dBA, 34 dBA, and 25 dBA L_{eq} , respectively, as measured at the nearest sensitive receptor. Therefore, stationary operational noise levels would not exceed the City's stationary source noise performance threshold of 65 dBA L_{eq} , as measured at this nearest sensitive receptor. Therefore, the analysis determined that project-related construction, mobile and stationary noise sources would not generate a substantial temporary or permanent increase in ambient noise levels in the project vicinity in excess of standards established in the local general plan or noise ordinance, and the impact would be less than significant. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The EIR did not address vibration. The nearest existing building to the project site is more than 80 feet from the nearest project construction footprint and is not a sensitive receptor. At this distance, groundborne vibration levels would range up to 0.035 peak particle velocity (PPV) from operation of the types of equipment that would produce the highest vibration levels. This is well below the Federal Transit Administration (FTA) Construction Vibration Impact Criteria of 0.2 PPV for the types of structures in the project vicinity, buildings of non-engineered timber and masonry construction. Furthermore, implementation of the proposed project would not include any new permanent sources that would expose persons in the project vicinity to groundborne vibration levels that could be perceptible without instruments at any existing sensitive land use in the project vicinity. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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?

The nearest public airport to the project site is the Palmdale Regional Airport, located approximately 1.7 miles southeast of the project site. According to the airport's latest noise exposure map, the project site is located outside of the 60 dBA CNEL airport noise contours.¹² These noise levels are considered normally acceptable for new industrial land use development. While aircraft noise is occasionally audible on the project site from aircraft

¹² City of Palmdale General Plan. 1993. Safety Element. January. Website: <https://www.cityofpalmdale.org/DocumentCenter/View/566/Safety-Element-PDF>. Accessed May 26, 2021.

flyovers, aircraft noise associated with nearby airport activity would not expose people residing or working near the project site to excessive noise levels. Therefore, implementation of the proposed project would not expose persons residing or working in the project vicinity to noise levels from airport activity that would be in excess of normally acceptable standards for the proposed land use development, and no impact would occur.¹³ This impact is less than what was projected in the 1991 EIR. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

The noise mitigation measure included in the prior EIR is not applicable to the proposed project.

Conclusion

The conclusions from the prior EIR remain unchanged.

¹³ Explanations include advances in aviation noise attenuation and the cessation in commercial airline operations at Air Force Plant 42/Palmdale Regional Airport between 1991 and 2003.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XIV. Population and Housing <i>Would the project:</i>					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant impact	No	No	No	None
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Less than significant impact	No	No	No	None

Discussion

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)?

Based on the certified EIR, the City found that buildout of the Specific Plan would represent planned growth and would occur in a portion of the City of Palmdale served by urban infrastructure and thus, not be considered growth inducing. The EIR concluded that Specific Plan buildout would have a less than significant impact.

The project site is within the Palmdale city limits, designated for urban development, and is within an area served by urban infrastructure. Thus, it would not remove a physical barrier to growth such that unplanned growth would occur. The proposed project would require a temporary construction and permanent operational workforce, both of which could induce population growth consistent with the Specific Plan. The temporary workforce would be needed to construct the logistics warehouse building and associated improvements. The number of construction workers needed during any given time period would largely depend on the specific stage of construction, but would likely range between a few dozen workers to nearly one hundred. Once operational, the proposed project would require approximately 356 employees.¹⁴ Current data (May 2021) provided by the California Employment Development

¹⁴ California Employment Development Department (EDD). 2021. Labor Market Information. Website: <http://www.labormarketinfo.edd.ca.gov>. Accessed July 1, 2021.

Department (EDD) found that the unemployment rate for the City is at 13.5 percent, or 8,800 people. As such, the proposed project's temporary and permanent employment requirements could be met by the City's existing labor force without people needing to relocate into the region. Because of the nature of the proposed project, the kinds of labor skills required are typically filled by workers who are already present in the local labor force. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The EIR explained that the project site was undeveloped and did not contain any dwelling units. The EIR concluded that impacts would be less than significant.

There are no dwelling units and, thus, no housing would be displaced. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

No population and housing mitigation measures were included in the prior EIR.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XV. Public Services					
<i>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:</i>					
a) Fire protection?	Less than significant impact after mitigation	No	No	No	MM Fire
b) Police protection?	Less than significant impact after mitigation	No	No	No	MM Police
c) Schools?	N/A	No	No	No	None
d) Parks?	N/A	No	No	No	None
e) Other public facilities?	N/A	No	No	No	None

Discussion

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:

a) Fire protection?

The EIR disclosed that development contemplated by the Specific Plan may increase demand for fire protection and set forth Mitigation Measure Fire requiring compliance with applicable Fire Code requirements for fire suppression systems and emergency access. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

In accordance with Mitigation Measure Fire, the proposed project would be subject to the latest adopted edition of the California Fire Code, including requirements for alarms, detection and suppression systems, and emergency access. Three driveways are proposed on 10th Street West and one driveway is proposed on West Avenue M. Additionally, the site depicts Fire Lanes linking the proposed driveways. In accordance with Mitigation Measure Fire, the applicant will be required to demonstrate compliance with applicable Fire Code requirements on final building plans. Finally, the proposed project would be required to pay applicable fire impact

fees, as outlined in Chapter 3.42, Fire Facilities Impact Fee Requirements, of the Palmdale Municipal Code. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

b) Police protection?

The EIR found that development contemplated by the Specific Plan may increase demand for police protection and set forth Mitigation Measure Police requiring future projects to provide adequate access and circulation, lighting, signage, and low-profile landscaping. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

In accordance with Mitigation Measure Police, the proposed project would provide exterior lighting for safety and security purposes. Three driveways are proposed on 10th Street West and one driveway is proposed on West Avenue M, providing adequate access for police responding to service calls. In addition, the proposed project would be required to pay applicable police impact fees, as outlined in Chapter 3.45, Public Facility Development Impact Fee Requirements, of the Palmdale Municipal Code. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

c) Schools?

The EIR did not address schools. The proposed project would develop an industrial warehouse consistent with the Specific Plan; no residential uses are proposed. The proposed project would not directly or indirectly result in population growth and, thus, not increase demand for new school facilities or increase use of existing facilities. In addition, the proposed project would be required to pay applicable school impact fees, as outlined in Chapter 3.45, Public Facility Development Impact Fee Requirements, of the Palmdale Municipal Code. No impact would occur.

d) Parks?

The EIR did not address parks. The proposed project would develop an industrial warehouse consistent with the Specific Plan; no residential uses are proposed. The proposed project would not directly or indirectly result in population growth and, thus, not increase demand for new park facilities or increase use of existing facilities. In addition, the proposed project would be required to pay applicable park impact fees, as outlined in Chapter 3.45, Public Facility Development Impact Fee Requirements, of the Palmdale Municipal Code. No impact would occur.

e) Other public facilities?

The EIR did not address libraries or other public facilities. The proposed project would develop an industrial warehouse consistent with the Specific Plan; no residential uses are proposed. The proposed project would not directly or indirectly result in population growth and, thus, not

increase demand for new libraries or other public facilities or increase use of existing facilities. In addition, the proposed project would be required to pay applicable library impact fees, as outlined in Chapter 3.45, Public Facility Development Impact Fee Requirements, of the Palmdale Municipal Code. No impact would occur.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

MM Fire Prior to the approval of building permits, the City Planning Department and Los Angeles County Fire Department shall review and approve site-specific development plans for conformance with the below mitigation measures.

- 1) The developer will be required to work with the Los Angeles County Fire Department to establish appropriate mitigation for provision of additional personnel, equipment, and facilities in the project vicinity.
- 2) The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
- 3) Fire flows of up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration will be required.
- 4) Final fire flow will be based on the size of the buildings, their relationship to other structures and property lines, and the type of construction used.
- 5) All on-site driveways shall provide a minimum unobstructed width of 26 feet clear to the sky to within 150 feet of all portions of the exterior walls of the first story of any building.
- 6) All driveways shall be labeled as "Fire Lane" on the final building plans. Labeling is necessary to assure the access availability for Fire Department use.

MM Police Prior to the approval of building permits, the City Planning Department and Los Angeles County Fire Department shall review and approve site-specific development plans for conformance with the mitigation measures below.

- 1) Adequate emergency access and circulation throughout and around the project site shall be provided to the satisfaction of the Los Angeles County Sheriff's Department.
- 2) Adequate lighting shall be provided to enhance crime prevention and law enforcement efforts.
- 3) Proper address signs shall be provided for easy identification of locations during emergencies.
- 4) Landscape feature standards which do not conceal potential criminal activity around buildings and in parking areas shall be provided.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVI. Recreation <i>Would the project:</i>					
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?	N/A	No	No	No	None
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?	N/A	No	No	No	None

Discussion

- a, b) 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? 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?**

The EIR did not address recreation. The proposed project would develop an industrial warehouse; no residential uses are proposed. The proposed project would not directly result in population growth and, thus, not increase demand for new recreational facilities or increase use of existing facilities. No impact would occur.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

No recreation mitigation measures were included in the prior EIR.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVII. Transportation <i>Would the project:</i>					
a) Conflict with a program plan, ordinance, or policy of the circulation system, including transit, roadway, bicycle and pedestrian facilities?	Less than significant impact after mitigation	No	No	No	MM Traffic
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	N/A	No	No	No	None
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant impact after mitigation	No	No	No	MM Fire
d) Result in inadequate emergency access?	Less than significant impact after mitigation	No	No	No	MM Fire

Discussion

The analysis in this section is based on the Traffic Impact Analysis and VMT Analysis prepared by Kimley-Horn and Associates, included in Appendix H.

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

The EIR disclosed that Specific Plan buildout would generate new daily and peak-hour vehicle trips. As shown in Table 9, the Specific Plan would generate 24,408 daily trips, 2,388 AM peak-hour trips, and 2,780 PM peak-hour trips. The EIR disclosed that these new trips would cause the intersections of 10th Street West/West Avenue M; 10th Street West/West Avenue M-4; and 10th Street West/West Avenue M-8 to operate at unacceptable levels. The EIR set forth Mitigation Measure Traffic requiring the Specific Plan applicant to install improvements at the intersections including signals, turn lanes, and fair share fees. The EIR concluded that implementation of the mitigation measure would reduce impacts related to a potential conflict with a program plan, ordinance, or policy to a level of less than significant.

Kimley-Horn and Associates estimated the proposed project’s warehouse trip generation at 2,163 daily trips, 229 AM peak-hour trips, and 231 PM peak-hour trips; refer to Table 9. When compared to the Specific Plan buildout trip generation, the proposed project would result in a substantial net reduction in daily and peak-hour trip reduction. The substantial reduction in trip generation is a function of: (1) the elimination of the business park and commercial uses that generate more trips on a per-square-foot basis than the proposed industrial use; (2) advancements in study of trip generation between 1991 and 2021 that allow more precise quantification of trips by land use; and (3) the efficiencies achieved from having a single end user in a single building versus multiple end users in multiple buildings.

Table 9: Trip Generation Comparison

Scenario	Trip Generation		
	Daily	AM Peak-hour	PM Peak-hour
Antelope Valley Business Park EIR (1991)	24,408	2,388	2,780
Proposed Palmdale Warehouse (2021)	2,163	159	231
Total	(22,245)	(2,229)	(2,549)

Source: Kimley-Horn and Associates 2021.

The substantial reduction in daily and peak-hour trip generation would lessen the severity of the projected impacts disclosed in the EIR on the facilities identified as operating at unacceptable levels. Based, in part, on recommendations in the Traffic Impact Analysis, the proposed project would address and incorporate the traffic improvements identified in Mitigation Measure Traffic 3 and would be conditioned to install traffic signals at the West Avenue M/CA-14 Northbound Ramps and the West Avenue M/CA-14 Southbound Ramps intersections to address Level of Service (LOS) deficiencies at the Intersection 1 CA 14 Southbound Ramps and West Avenue M, Intersection 2 CA 14 Northbound Ramps and West Avenue M, Intersection 8 CA 14 Southbound Ramps and West Avenue N, and Intersection 9 CA 14 Northbound Ramps and West Avenue N. This recommendation would be implemented as a COA. With incorporation of this COA, the proposed project would address the requirements of Mitigation Measure Traffic 3 and would have less than significant impacts related to a potential conflict with a program plan, ordinance, or policy. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The EIR did not address VMT. As shown in Table 9, the proposed project would result in a substantial reduction in daily vehicle trips traveled relative to what was disclosed in the EIR. As such, there would a corresponding substantial reduction in the hypothetical VMT budget set forth by the EIR. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

c, d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Result in inadequate emergency access?

The EIR disclosed that development contemplated by the Specific Plan may not provide adequate emergency access and set forth Mitigation Measure Fire requiring compliance with applicable Fire Code requirements for emergency access including minimum 26-foot-wide driveways and the designation of Fire Lanes on final building plans. The EIR concluded that implementation of the mitigation measure would reduce impacts to a level of less than significant.

The proposed project would include construction of three driveways on 10th Street West and one driveway on West Avenue M. Two of the four driveways would serve as the fourth legs of existing intersections (10th Street West/West Avenue M-4 and West Avenue M/6th Street West), which would minimize conflicts associated with opposing left turn movements. Project access driveway would be constructed to align with the intersection of West Avenue M-4 and provide westbound dual left turn lanes, one through lane and one right-turn lane. A traffic signal will be installed at the West Avenue M-4. Two right-in/right-out stop-controlled driveways will also be constructed along the street with a single outbound right-turn lane proposed. Northbound right-turn pockets would be constructed at the intersections of West Avenue M and West Avenue M-4 and two right-in/right-out access driveways, requiring additional right-of-way dedication. Left turn pockets would be cut within the raised median at West Avenue M and West Avenue M-4. The layout of these driveways would eliminate any potential conflicts from left turn movements. The Traffic Impact Analysis concluded that the proposed access points would provide sufficient throat length to accommodate the proposed project's queues. Additionally, the site depicts Fire Lanes linking driveways. In accordance with Mitigation Measure Fire, the applicant will be required to demonstrate compliance with applicable Fire Code requirements on final building plans. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

MM Traffic

Prior to the issuance of any Certificates of Occupancy, the following mitigation measures shall be completed subject to approval by the City Engineer:

- 1) A traffic study shall be prepared and approved by the City Traffic Engineer for any tract or parcel map filed within the Specific Plan area. At the discretion of the City Traffic Engineer, a focused traffic study may also be required for each future development proposal within the Antelope Valley Business Park Specific Plan area. The traffic study shall specifically identify the timing for compliance with required mitigation measures listed below and confirm that additional mitigation measures are not needed to mitigate the individual and cumulative traffic and circulation impacts of each future development.

- 2) Install ultimate improvements along the east side of 10th Street West, adjacent to the subject project. Install ultimate improvements along the south side of West Avenue M adjacent to the project.
- 3) Improve all streets within the project site to City of Palmdale standards.
- 4) Install a traffic signal at M-4 alignment and 10th Street West.
- 5) Install left-turn phasing on signals at West Avenue M and 10th Street West. Relocate and upgrade signal facilities at the southeast and northwest quadrants of the intersection. Upgrade the intersection to accommodate a left-turn pocket, one through lane, and one through/right-turn lane in each direction.
- 6) Install left-turn pocket on West Avenue M at 6th Street West for westbound traffic. Install left-turn pockets on 10th Street West at Street A and M-4 for northbound and southbound traffic.
- 7) Develop 6th Street West to provide a left-turn pocket, a through lane, and a right-turn lane for northbound traffic. Relocate traffic signal poles on southeast and southwest quadrants.
- 8) This development should pay its fair share of the cost to add additional travel lanes along 10th Street West. 10th Street West should be upgraded to a minimum four-lane undivided arterial highway between south of Avenue K to north of Avenue P, to join already upgraded four-lane segments of 10th Street West.
- 9) Recent modeling efforts have identified the need for 10th Street West as an eight-lane facility. Although actual construction of the eight-lane facility is not needed at this time, the right-of-way for such an improvement should be acquired as development occurs. Since this will be a major facility, intersection widening to accommodate right-turn lanes and double left-turn lanes will be appropriate.
- 10) This development shall also pay its fair share of upgrading West Avenue M/Sierra Highway dual left-turn lanes and left-turn phasing on all legs, and pay its fair share of the future signalization of West Avenue M/northbound ramps at Antelope Valley Freeway (SR-14).
- 11) This development shall comply with all requirements of the Congestion Management Plan for the County of Los Angeles and any related City of Palmdale requirements. This shall include, but is not limited to, trip reduction, deficiency plan, traffic and public transportation requirements and improvements, and impact fee requirements. The Specific Plan developer shall designate a person or organization to implement these measures within the project.

MM Fire

Prior to the approval of building permits, the City Planning Department and Los Angeles County Fire Department shall review and approve site-specific development plans for conformance with the mitigation measures below:

- 1) The developer will be required to work with the Los Angeles County Fire Department to establish appropriate mitigation for provision of additional personnel, equipment, and facilities in the project vicinity.

- 2) The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
- 3) Fire flows of up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration will be required.
- 4) Final fire flow will be based on the size of the buildings, their relationship to other structures and property lines, and the type of construction used.
- 5) All on-site driveways shall provide a minimum unobstructed width of 26 feet clear to the sky to within 150 feet of all portions of the exterior walls of the first story of any building.
- 6) All driveways shall be labeled as "Fire Lane" on the final building plans. Labeling is necessary to assure the access availability for Fire Department use.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XVIII. Utilities and Service Systems <i>Would the project:</i>					
a) 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 relocation of which could cause significant environmental effects?	Less than significant impact	No	No	No	None
b) 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 after mitigation	No	No	No	MM Water
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than significant impact after mitigation	No	No	No	MM Sewer
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	Less than significant impact after mitigation	No	No	No	MM Solid Waste
e) Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?	Less than significant impact after mitigation	No	No	No	MM Solid Waste

Discussion

The analysis in this section is partially based on the Preliminary Engineering Sewer Study, prepared by Kimley-Horn and Associates, and included in Appendix I.

- a) **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 relocation of which could cause significant environmental effects?**

The EIR explained that the proposed Specific Plan would install on-site water, sewer, and storm drainage infrastructure and connect to existing facilities adjacent to the project site. No off-site improvements would be necessary. The EIR concluded that impacts would be less than significant.

The proposed project would be served with potable water by Los Angeles County Waterworks District 40-04 and connect via service laterals to existing water lines within 10th Street West or West Avenue M. The proposed project would be served with wastewater collection and treatment provided by Sanitation District of Los Angeles County and would connect via a series of 4-inch, 6-inch, 8-inch, and 10-inch sewer lines to a proposed sanitary sewer lift station located at the southwest corner of the site. The sewer lift station will discharge to a manhole that ultimately discharges into the existing 18-inch sewer main within 10th Street West. The design of the sewer lift station will be further defined during the final construction document phase. A second connection point is located in the vicinity of the proposed guard shack facility, located at the northwest corner of the site, where a 4-inch line would connect to the existing 18-inch sewer main within 10th Street West. The location of the proposed sewer lines and lift station are included in Exhibit A of the Preliminary Engineering Sewer Study.

As discussed under Impact X(c), the proposed project would install an on-site storm drainage collection system that includes five detention basins, which would fully infiltrate the 50-year design storm and reduce discharge to a rate less than the pre-development condition of the project site. The proposed project would include off-site stormwater infrastructure improvements along West Avenue M and 10th Street West within the public rights-of-way. As recommended in the Preliminary Hydrology Report and consistent with Mitigation Measures that address stormwater runoff and Amargosa Creek improvements, the applicant would consult with the City Engineer to determine the extent of off-site drainage improvements and the base elevation of Amargosa Creek. However, no off-site improvements would be necessary for water and sewer service. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The EIR disclosed that Specific Plan buildout would result in an average annual water demand of 453.3 acre-feet per year. The Specific Plan would be served by the Los Angeles County Waterworks District 40-04, which obtains its potable water from both surface and groundwater

sources. The EIR set forth Mitigation Measure Water, which requires the implementation of water efficient plumbing fixtures. The EIR concluded that the implementation of mitigation would reduce impacts to a level of less than significant.

Using the Los Angeles County Waterworks District 40-04 2015 UWMP Water Use Duty Factor of 1.1 acre-feet per year per acre for Light Industry, the proposed project would demand 132 acre-feet of water annually. This would represent a net reduction of 321.3 acre-feet relative to what the EIR estimated for Specific Plan buildout. In accordance with Mitigation Measure Water, the proposed project would result comply with the applicable water efficiency requirements of the latest adopted edition of the California Plumbing Code. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

- 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?**

The EIR found that Specific Plan buildout would generate 161,887 gallons of wastewater on a daily basis. The Specific Plan would be served with wastewater collection and treatment provided by Sanitation District of Los Angeles County. The EIR set forth Mitigation Measure Sewer, which requires the payment of connection fees and compliance with sewer standards. The EIR concluded that the implementation of mitigation would reduce impacts to a level of less than significant.

Using a standard assumption that domestic (indoor) use represents 40 percent of overall water consumption and wastewater generation represents 90 percent of domestic use, the proposed project would generate 44,442 gallons of wastewater daily. This would represent a net reduction of 117,445 gallons per day relative to what the EIR estimated for Specific Plan buildout. In accordance with Mitigation Measure Sewer, the proposed project would pay connection fees and would comply with sewer design standards. As discussed in Checklist Section XVIII(a), a Preliminary Engineering Sewer Study identified a series of 4-inch, 6-inch, 8-inch, and 10-inch pipes that would ultimately discharge into the 18-inch sewer main within 10th Street West. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

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

The EIR disclosed that Specific Plan buildout would generate 90.8 tons of solid waste per day. The EIR indicated that the proposed project may impact landfill capacity at the Antelope Valley Landfill and set forth Mitigation Measure Solid Waste, which requires the provision of recycling and waste reduction facilities and best practices. The EIR concluded that the implementation of mitigation would reduce impacts to a level of less than significant.

Using a standard industrial solid waste generation rate of 0.013 pounds/square foot/day, the proposed project would generate 6.8 tons per day. This would represent a net reduction of 84 tons per day relative to what the EIR estimated for Specific Plan buildout. In accordance with Mitigation Measure Solid Waste, the proposed project would provide recycling and waste reduction facilities and best practices. As such, the proposed project would not introduce new environmental impacts or create more severe environmental impacts than those analyzed in the prior EIR.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

Antelope Valley Business Park Specific Plan EIR Mitigation Measures

MM Water Prior to the issuance of building permits, the City Planning Department and appropriate utility agencies (Los Angeles County Waterworks District No. 4, Los Angeles County Sanitation District No. 14, and the Palmdale Disposal Company) shall review and approve site-specific development plans for conformance with the mitigation measures below and receive proper notification from the developer for the use of the utilities discussed below.

Provision of water service to the proposed project will be required as part of project development and will occur to the satisfaction of the City of Palmdale prior to approval of building permits for the project. Project implementation will require mitigation in coordination with the City of Palmdale, the Los Angeles County Waterworks District No. 4, the Palmdale Water District, and the Los Angeles County Fire Department.

- a) The following State laws require water efficient plumbing fixtures in structures:
- (1) Low-flush toilets and urinals are required in virtually all buildings (as required in Health and Safety Code Section 17921.3).
 - (2) Efficiency standards must be met that give the maximum flow rate of all new showerheads, lavatory faucets, and sink faucets, as specified in the standard approved by the American National Standards Institute on November 16, 1979 [pursuant to Title 20, California Administrative Code Section 1604(t) (Appliance Efficiency Standards)].
 - (3) No new appliance may be sold or offered for sale in California that is not certified by its manufacturer to be in compliance with the provisions of the regulations establishing applicable efficiency standards [Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards)].
 - (4) Installation of fixtures is prohibited unless the manufacturer has certified to the California Energy Commission (CEC) compliance with the flow rate standards [Title 24 of the California Administrative Code Section 2-5307(b)].
 - (5) Pipe insulation is required to reduce water used before hot water reaches equipment or fixtures. Insulation of water heating systems is also required [Title 24, California Administrative Code Section 2-5352(i) and (j)]. (6) Government Code Section 7800 specifies that lavatories in all public facilities constructed after January 1, 1985, be equipped with self-closing faucets that limit the flow of hot water.

- b) The following measures are recommended to be implemented to conserve water in the interior of buildings:
 - (1) Supply line pressure: Reduce water pressure greater than 50 pounds per square inch (psi) to 50 psi or less by means of a pressure-reducing valve.
 - (2) Ultra-low-flush toilets: Install 1.5-gallons-per-flush toilets in all new construction.
 - (3) Drinking fountains: Equip drinking fountains with self-closing valves.
 - (4) Restaurants: Use water-conserving models of dishwashers with spray emitters that have been retrofitted for reduced flow. Serve drinking water upon request only.
- c) The following measures are recommended to be implemented to conserve water in exterior areas throughout the specific plan:
 - (1) Landscape with low-water-using plants wherever feasible.
 - (2) Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, require warm season grasses.
 - (3) Group plants of similar water use to reduce over-irrigation of low-water-using plants.
 - (4) Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.
 - (5) Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
 - (6) Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.
 - (7) Use pervious paving materials whenever feasible to reduce surface water runoff and to aid in groundwater recharge.
 - (8) Grade slopes so that runoff of surface water is minimized.
 - (9) Investigate the feasibility of using reclaimed wastewater, stored rainwater, or gray water for irrigation.

MM Sewer

Prior to the issuance of building permits, the City Planning Department and appropriate utility agencies (Los Angeles County Waterworks District No. 4, Los Angeles County Sanitation District No. 14, and the Palmdale Disposal Company) shall review and approve site-specific development plans for conformance with the mitigation measures below and receive proper notification from the developer for the use of the utilities discussed below.

- a) The project developer will be required to pay prevailing sewer assessment fees, provide adequate on-site wastewater conveyance facilities, and conform with City Public Works Department and the Los Angeles County Sanitation District No. 14 development standards pertaining to wastewater.
- b) Future site tenants shall comply with all federal and State regulations for stormwater discharges.

MM Solid Waste

Prior to the issuance of building permits, the City Planning Department and appropriate utility agencies (Los Angeles County Waterworks District No. 4, Los Angeles County Sanitation District No. 14, and the Palmdale Disposal Company) shall review and approve site-specific development plans for conformance with the mitigation measures below and receive proper notification from the developer for the use of the utilities discussed below.

- a) Information shall be provided by the Specific Plan developer to new business owners concerning the recycling services in the development area. Said information shall identify nearby recycling centers, identify possible markets for recyclables in the area, and suggest to the building/business owners that they recycle glass, metal, paper, cardboard, and other materials to the maximum extent feasible. The information shall have a signature page which states that the building owner has read and understands the information and, therefore, will comply with the measures.
- b) Prior to building design approvals by the Planning Department, source separation facilities shall be incorporated into building design to ensure that materials such as metals, glass, paper, plastics, and composting matter be recycled.
- c) Insulation and other products made of recycled materials shall be used in the construction of commercial, office, and industrial buildings.
- d) The Specific Plan landscape design guidelines for developments and streetscapes shall be developed to include drought-resistant plant materials (xeriscape concepts), which will have minimal maintenance needs less yard wastes for disposal at County landfills.
- e) Prior to issuance of occupancy permits, subsequent project applicants shall comply with the City Waste Reduction and Recycling section of the Solid Waste Management Plan as determined by the Planning Department or the City's Solid Waste Coordinator.
- f) Trash receptacle design guidelines/standards for the commercial/industrial developments shall include siting of recycling facilities within trash receptacle enclosures. The design shall be approved by the Planning Department or the City's Solid Waste Coordinator prior to site plan or Conditional Use Permit approval.
- g) Prior to issuance of occupancy permits, trash compactors shall also be required for large waste generators to reduce waste volumes and to minimize impacts to landfill capacities. Identification of "large" waste generators is at the discretion of the City Planning Department.

Conclusion

The conclusions from the prior EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
<p>XIX. Wildfire <i>If located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones, would the project:</i></p>					
<p>a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</p>	N/A	No	No	No	None
<p>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?</p>	N/A	No	No	No	None
<p>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?</p>	N/A	No	No	No	None
<p>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?</p>	N/A	No	No	No	None

Discussion

- a-d) **Substantially impair an adopted emergency response plan or emergency evacuation plan? 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?**

The EIR did not address impacts related to wildfire. The project site is bordered by roads and urban development to the west and north, Amargosa Creek to the east, and desert land to the south. As mentioned previously, the proposed project is not susceptible to landslides. Furthermore, the City of Palmdale, including the project site and surrounding area, is not located in a Very High Fire Hazard Severity Zone.¹⁵ As such, the proposed project would not require the installation of infrastructure necessary to combat wildfires. No impacts would occur.

Relevant EIR Mitigation Measures that Apply to the Proposed Project

No wildfire mitigation measures were included in the prior EIR.

Conclusion

The conclusions from the prior EIR remain unchanged.

¹⁵ California Department of Forestry and Fire Protection (CAL FIRE). FHSZ Viewer. Website: <https://egis.fire.ca.gov/FHSZ/>. Accessed December 7, 2021.

Environmental Issue Area	Conclusion in EIR	Do the Proposed Changes Involve New or More Severe Impacts?	New Circumstances Involving New or More Severe Impacts?	New Information Requiring New Analysis or Verification?	Mitigation Measures
XX. Mandatory Findings of Significance					
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?	N/A	No	No	No	None
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)?	N/A	No	No	No	None
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	N/A	No	No	No	None

Discussion

a-c) The EIR did not identify any mandatory findings of significance. As indicated in this Addendum, the proposed project would not introduce new environmental impacts, create more severe environmental impacts than those analyzed in the prior EIR, nor is there any new information, mitigation measures or alternatives that would require the preparation of a subsequent or supplement environmental document.

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EXHIBIT VI

DRAFT

CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW 21-005

APPROVAL DATE: JANUARY 27, 2022
EFFECTIVE DATE: FEBRUARY 8, 2022
USE INAUGURATION DEADLINE: FEBRUARY 8, 2025

These Conditions of Approval apply to Site Plan Review (SPR) 21-005; a request to construct one industrial building totaling approximately 1,050,000 square feet on two vacant parcels located at the southeast corner of 10th Street West and West Avenue M/Columbia Way (APNS: 3128-015-900 and -902). Any proposed change of use or expansion of the area, or modifications to the site plan or structures shall be submitted to the City 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 SPR 21-005 shall be inaugurated within three years or it shall automatically expire on February 8, 2025. This approval shall be based upon the plans date stamped 'Received December 9, 2021'. The SPR shall be considered inaugurated if applicable building permits have been issued and above ground construction has been initiated and is on-going. Cessation of construction activity for over 180 days will result in lapse of SPR 21-005. (P)
- 2 Should this SPR not be inaugurated during the initial approval period, an extension of time, not to exceed an additional 24 months, may be granted. Applications for time extensions must be filed a minimum of 90 days prior to the expiration date. Requests for time extension must be accompanied by a formal application, all required exhibits and plans, and required application fees. (P)
- 3 This approval shall not become effective for any purposes until any appeal period has passed and the applicant and owner have filed at the office of the Planning Division their notarized affidavits stating that they agree to, and accept, all of the Conditions of Approval as approved by the reviewing authority as set forth in the staff report for SPR 21-005. (P)
- 4 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)

- 5 The applicant shall defend, indemnify, and hold harmless the City of Palmdale its elected and appointed officials, officers, employees, and agents from and against any claim, action, or proceeding against the City of Palmdale, 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 of Palmdale concerning this SPR, including but not limited to any approval or Condition of Approval of the City Council, Planning Commission, Hearing Officer, or Planning Manager. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the SPR 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)
- 6 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 Palmdale Municipal Code (PMC), including the requirement that a business license be obtained by all entities doing business in the City. (P)
- 7 The use shall meet the standards and shall be developed within the limits established by the PMC as related to emissions of noise, odor, dust, vibration, wastes, fumes, or any public nuisances arising or occurring incidental to the establishment or operation. (P)
- 8 When exhibits and written conditions of approval are inconsistent, the written conditions shall prevail. (P)(E)
- 9 Off-site public improvements may be necessary to adequately serve this development. If off-site public easements are required, this Site Plan Review approval is subject to the applicant's acceptance of the City of Palmdale requirements for acquisition of off-site easements including applicant's financial responsibility. (E)
- 10 The applicant shall participate in such on-site and off-site water service improvements as may be required by the serving water purveyor. (E)
- 11 Coordination with utility companies by the applicant's engineer during design shall be required in order to ensure that required public improvements are not in conflict with existing or proposed utilities. (E)

- 12 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. Plans for public improvements shall be prepared, signed, and stamped by a California Registered Civil Engineer. (E)
- 13 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)
- 14 Immediately upon approval of this project by the Hearing Officer, the applicant shall submit to the City a cashier's check, payable to the Los Angeles County Clerk, in the amount of \$3,614.25 for the environmental filing fee in compliance with the California Environmental Quality Act (CEQA) Guidelines. Furthermore, if the Department of Fish and Wildlife determines that this project is not exempt from a filing fee imposed pursuant to Fish and Game 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 the Department of Fish and Wildlife any fee and any fine which the Department determines to be owed. (P)

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

- 15 The applicant shall submit two sets of the final site plan, floor plan, architectural elevations, and photometric plan to the Planning Division for review and approval along with required fee(s) for plan check review. Such plans shall be fully dimensioned and in substantial conformance with those approved by the Hearing Officer. Plans shall address the following: (P)(PS)
 - 15.1 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. No exterior surface mounted switchgear shall be permitted.
- 15.2 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 other method as approved by the Planning Manager.
 - 15.3 Roof-mounted equipment shall be fully screened from view from the public right-of-way and properties in the vicinity. Screening for roof-mounted equipment shall be integrated into the building design, such as with parapet walls or roof line treatment. Equipment shall be painted to match the rooftop in color and should be grouped together where practical.
 - 15.4 Exterior ladders providing roof access shall be prohibited. Access to the roof shall be provided within the building.
 - 15.5 All gutters and downspouts shall be concealed within the building. No exterior downspouts shall be allowed.
 - 15.6 The photometric lighting plan shall comply with applicable standards contained in the PMC Section 17.86.030.
 - 15.7 Any proposed bollards visible from the public right-of-way shall include a decorative cover consistent with the architectural style of the associated building. Safety Yellow colored pipe-style bollards shall be prohibited.
 - 15.8 All exterior doors shall be provided with their own light source and shall be adequately illuminated at all hours to make clearly visible premises and provide adequate illumination for persons exiting the building.
 - 15.9 All buildings shall install exterior security lighting, which is protected by a weather and vandal-resistant covering. Security lighting shall be as specified within the PMC.
- 16 The applicant shall provide final landscape and irrigation plans for all project landscaping to the Engineering Division and the Planning Division for review and approval. 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)

- 16.1 Trees in the parkways shall not exceed a spacing approved by the City Engineer for the species proposed.
- 16.2 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 one-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.
- 16.3 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.
- 16.4 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 10 feet, a six-foot diameter shall be used when graphically indicating the plant material on the plan).
- 16.5 All landscape areas shall be enclosed by a six-inch raised concrete curb. All turf areas shall be separated from non-turf areas by a minimum of a two inch by four-inch redwood header.
- 16.6 All slopes steeper than 3:1 shall be landscaped for erosion control per the Engineering Design Standards.
- 16.7 Backflow devices shall be screened with a solid Le Meur cover or equivalent and landscaping.
- 16.8 All plant material sizes and calipers shall conform to the American Standard for Nursery Stock, ANSI (Z60.1) 2014.

- 16.9 The landscape plans shall comply with all provisions of PMC Chapter 14.05 and City Landscape Standards.
- 16.10 Landscaping shall be provided so that at least 15 percent of the project site is landscaped (excluding perimeter and setback landscaping). Landscaping shall be dispersed throughout the site in order to provide shade throughout the lot.
- 16.11 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.
- 16.12 Landscape planters shall be a minimum of five 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.
- 16.13 Bumper blocks or curbs shall be placed a minimum of 30 inches away from the trunk of any tree.
- 16.14 In the parking area to the west of the building, landscape islands must 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.
- 16.15 In the parking area to the west of the building, 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.
- 16.16 Landscape islands shall not extend closer than three feet from the aisle end of the adjacent parking space(s).
- 16.17 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.

- 16.18 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 bark, gravel, or rock. Two and a half feet of the overhang area may be counted as part of the overall parking space length.
 - 16.19 Landscaping along the southern and eastern 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.
 - 16.20 Parking areas located adjacent to 10th Street West 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.
 - 16.21 All portions of a parking lot devoted to landscaping shall be provided with a permanent automatic irrigation system designed for water conservation.
 - 16.22 Trees shall be selected that will not block area surveillance or light distribution. Tree canopies shall be no lower than six feet.
- 17 Grading and wall plans shall be submitted for review and approval to the Planning and Engineering Divisions. Approval by the 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)
- 17.1 Southerly Boundary - The applicant shall provide an eight-foot-high fence constructed of wrought iron.
 - 17.2 Easterly Boundary - The applicant shall provide a 12-foot-high wall constructed of concrete, that is offset from the easternly boundary, that sufficiently screens the parking area located south of the building, to the satisfaction of the Planning Manager.

- 17.3 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.
- 18 To ensure that the parking area located south of the building is properly screened, the applicant shall provide a 12-foot-high screen wall, that is offset from the southerly boundary to the satisfaction of the Planning Manager. (P)
- 19 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)
- 20 The exterior face and footings of all project perimeter walls shall be no more than two inches from the property line on the subject property except where appropriate off-site easements have been obtained. (P)(E)
- 21 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 Planning Commission. (P)(E)
- 22 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 Planning Commission. The City Engineer shall have the right to withhold approval of the affected improvement plans for failure to satisfy this condition. (P)(E)
- 23 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)

- 24 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)
 - 24.1 The applicant shall submit a dust control plan to AVAQMD for review and shall obtain a permit 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. (E)
- 25 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. (E)(B&S)
- 26 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 requirements. The applicant shall submit a copy of the Stormwater Pollution Prevention Plan to the City Engineer. (E)
- 27 The applicant shall use a soil binder or hydroseed all disturbed, undeveloped areas of the project site, per City Landscaping Standards. (E)
- 28 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)
- 29 A series of on-site private storm drainage basins shall be required for this development. Private storm drain basins along 10th Street West shall be designed to temporarily accept storm water run-off along 10th Street West until such time where downstream regional storm drain systems are constructed and operational,

in accordance with Master Plan of Drainage. Such basins shall be granted in easement to the City (for emergency maintenance only), but regular maintenance shall be the responsibility of the applicant or their City approved designee. (E)

- 29.1 Temporary drainage basins along West Avenue M/Columbia Way shall be designed and constructed to City of Palmdale Standards. Said basins shall be granted in easement to the City for maintenance purposes. These basins shall remain until such time where downstream regional storm drain systems are constructed and operational, in accordance with Master Plan of Drainage. (E)
- 29.2 All proposed basins shall be enclosed by a six-foot high wrought iron fence or block wall. (E)
- 30 The proposed project is in Special Flood Hazard Area AO as defined by the Federal Emergency Management Agency on its Flood Insurance Rate Map. Information is shown on Community Panel Number 06037C0420F, 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 Flood. (E)
 - 30.1 The applicant shall dedicate a sixty (60) foot wide drainage easement to the City, for the future west half alignment of the Amargosa Creek channel. Said easement shall extend along the eastern boundary line of the project. (E)
- 31 The applicant shall construct a local 36-inch storm drain mainline along the project frontage of 10th Street West in accordance with the City's Master Plan of Drainage. Said local storm drain facility shall be eligible to receive reimbursement against project drainage impact fees. (E)
- 32 Dry wells 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 basins from silt during grading operations and any off-site flow from undeveloped areas designed to flow through subdivision. (E)

- 33 This project shall be designed in accordance with the City's Floodplain Management Ordinance and related criteria within the Engineering Design Standards. (E)
- 34 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)
- 35 The applicant shall enter into a Development Improvement Agreement and post securities, for grading operations within the City, and pay all applicable fees. (E)
- 36 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. (E)
- 37 Reimbursement for drainage facilities shall only be considered for the developer's dedication and construction of those facilities depicted on the City's Master Plan of Drainage. (E)
 - 37.1 The applicant shall enter into a reimbursement agreement and provide contractor bid schedule and material costs prior to project building occupancy release. (E)
- 38 This project is located within the Amargosa Natural Drainage Basin as defined by the City's Master Drainage Plan and approved by Resolution 89-75. The applicant shall comply with the provisions of Chapter 3.38 (Drainage Fee Requirements) of the PMC. 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 which are disturbed by grading are due upon submittal of first rough grade certification. (E)(B&S)
- 39 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)
- 40 Before a construction permit is issued for the proposed project, the project applicant shall submit construction emissions minimization plans to the City of

Palmdale for review and approval. The construction emissions minimization plans shall detail compliance with the following requirements: (P)

- 40.1 All off-road equipment shall have engines that meet either United States Environmental Protection Agency (EPA) or California Air Resources Board (ARB) Tier IV Final off-road emission standards. If engines that comply with Tier IV Final off-road emission standards are not commercially available, then the construction contractor shall use the next cleanest piece of off-road equipment (e.g., Tier IV Interim) available. For purposes of this mitigation measure, “commercially available” shall mean the availability of Tier IV Interim engines taking into consideration factors such as (i) critical-path timing of construction; and (ii) geographic proximity to the project site of equipment. The contractor can maintain records for equipment that is not commercially available by providing letters from at least two rental companies for each piece of off-road equipment where the Tier IV Final engine is not available.

- 41 Prior to the initiation of ground-disturbing activities during the construction phase of the proposed project, the applicant shall ensure that project Biologists are designated for the proposed project. The Biologist(s) shall be familiar with the biology and conservation of the western Joshua tree and other rare plants (alkali mariposa-lily, white pygmy-poppy, Mojave paintbrush, prickly cryptantha, and short-joint beavertail), burrowing owl and other nesting birds (loggerhead shrike, Swainson’s hawk, Costa’s hummingbird, and Le Conte’s thrasher), Mohave ground squirrel, and special-status reptiles (Northern California legless lizard and coast horned lizard) and be able to identify these species. The Biologist(s) shall perform pre-construction surveys and monitor construction activities. The Biologist(s) would be responsible for ensuring that impacts on special-status species, native vegetation, wildlife habitat, or unique resources would be avoided to the fullest extent possible. The Biologist(s) shall ensure that Environmentally Sensitive Areas (ESAs) are fenced by the construction contractor around the on-site preservation area and, where appropriate, around other biologically sensitive areas where activities need to be restricted to protect native plants and wildlife or special-status species. These restricted areas would be monitored by the Biologist(s) during ground-disturbing construction activities to ensure their protection during construction. The Biologist(s) shall administer the Worker Environmental Awareness Program (WEAP) to construction personnel and report project minimization activities to the City and the California Department of Fish and Wildlife (CDFW). The project Biologist(s) shall ensure that project minimization measures

are implemented prior to, during, and after ground-disturbing construction activities. The Biologist(s) shall have the authority to stop work if work activities threaten a sensitive biological resource. (P)

- 42 Pre-construction biological clearance surveys shall be performed to minimize impacts on special-status plants or wildlife species. During the pre-construction survey, the project Biologist(s) shall search the project site for western Joshua trees, Mohave ground squirrels, nesting birds, or other covered or sensitive biological resources. The pre-construction survey shall be general in nature and performed separately from pre-construction surveys for borrowing owl. The pre-construction survey shall be performed no more than 14 days prior to the initiation of ground-disturbing construction activities. If more than 14 days passes between the pre-construction survey and initiation of ground-disturbing construction activities, another preconstruction survey shall be performed. (P)
- 43 Environmentally Sensitive Area (ESA) shall be established around sensitive biological resources on the project site during the construction phase. Long-term ESAs, such as the on-site Joshua tree preservation area and Amargosa Wash, shall be fenced with orange construction fencing that shall remain in place until the end of construction activities. Other ESAs that are temporary in nature, such as a burrow occupied by Mohave ground squirrel or an active bird nest or other sensitive species or resource, as necessary, shall be marked with stakes and flagging. Construction personnel shall be instructed not to enter the ESAs and the Biologist(s) shall ensure that ESA boundaries are maintained and that sensitive resources within them are not disturbed by construction activities. (P)
- 44 A Worker Environmental Awareness Program (WEAP) shall be prepared by the applicant, and all construction crews and contractors shall be required to participate in WEAP training prior to the start work on the proposed project. The WEAP training, shall be submitted to the CDFW for review and approval, shall include a review of the covered species and other sensitive resources that could exist in the project site, the locations of sensitive biological resources as well as their legal status and protections, and measures to be implemented for avoidance of these sensitive resources. A record of all personnel trained shall be maintained. (P)
- 45 The applicant shall prepare and submit an Incidental Take Permit to the CDFW that includes: (1) the applicant's full name, mailing address, and telephone number(s); (2) the common and scientific names of the species to be covered by

the permit and the species' status under the California Endangered Species Act (CESA); (3) project description; (4) project location; (5) an analysis of whether and to what extent the proposed project or activity for which the permit is sought could result in the taking of species to be covered by the permit; (6) an analysis of the impacts of the proposed taking on the species; (7) an analysis of whether issuance of the Incidental Take Permit would jeopardize the continued existence of a species; (8) proposed measures to minimize and fully mitigate the impacts of the proposed taking; (9) a proposed plan to monitor compliance with the minimization and conditions and the effectiveness of the measures; and (10) a description of the funding sources and the level of funding available for implementation of the minimization measures and other conditions of approval. (P)

46 Two portions of the project site that total 8.85 acres will not be developed and shall be avoided during construction and operations and maintenance phases of the project. Within these areas, 5.09 acres of Joshua tree woodland and 29 Joshua trees shall be avoided, as well as 0.03 acre of rubber rabbitbrush scrub and 3.73 acres of dry desert wash. These undeveloped areas may not serve as Joshua tree preservation areas or recipient sites for Joshua trees transplanted from the project site. (P)

46.1 Three other portions of the project site shall be preserved in a 12.10-acre, on-site Joshua Tree Woodland Habitat Preservation Area. Within this area 6.11 acres of Joshua tree woodland habitat and 18 Joshua trees shall be preserved. An additional 3.36 acres of *Ephedra nevadensis-Lycium andersonii-Grayia spinosa* scrub alliance, 2.52 acres of rabbitbrush scrub, and 0.11 acre of ruderal/disturbed communities shall be avoided and preserved in the on-site preservation area that shall serve as a recipient site for transplanted Joshua trees from the development area. Avoidance of western Joshua trees in these areas shall include avoidance of a 20-foot buffer around each tree to protect their drip lines and root zones. The on-site Joshua Tree Woodland Habitat Preservation Area shall be managed to ensure long-term health of the Joshua tree woodland community in this portion of the project site.

47 To minimize the loss of genetic diversity of western Joshua trees located on the project site and to comply with the City of Palmdale requirement for transplanting Joshua trees, some of the western Joshua trees in the proposed development area shall be transplanted to the on-site Joshua Tree Woodland Habitat Preservation Area and to other local (within 3 miles, to the extent possible) recipient areas. An

analysis of the Joshua trees within the project development area that may be suitable for transplantation shall be provided in the Native Desert Vegetation Preservation Plan to be submitted to the City of Palmdale. Transplantation activities shall be performed by a qualified landscaper and monitored by a qualified Botanist. Only trees that are suitable for transplantation may be transplanted. When transplanted, the tree shall be oriented in the same direction as their original direction. Transplanted trees shall receive a watering regime to supplement natural rainfall to enhance survival of the transplant. A plan to implement this minimization measure shall be described fully in the Native Desert Vegetation Preservation Plan to be submitted to the City of Palmdale. (P)

- 48 The Joshua tree woodland shall be preserved in place within the Joshua Tree Woodland Habitat Preservation Area. The applicant shall maintain the on-site preservation area in a natural state and manage it for long-term ecosystem health as a benefit to the local community. This shall include: (P)
- 48.1 In situ preservation of western Joshua trees, perennial shrubs, and annual plant seed base (i.e., no clearing of native desert vegetation).
 - 48.2 In situ preservation of small mammal burrows.
 - 48.3 Serving as a recipient site for transplanted Joshua trees that are planted in open areas at a density matching that of the Joshua tree woodland on the western portion of the project site prior to its development.
 - 48.4 Construction of a rock or brick wall 30 to 36 inches tall that surrounds the managed on-site habitat where it faces public or private sidewalks, walkways, and driveways. The wall shall be designed to prevent the passage of vehicles and casual pedestrian traffic and constructed in a manner that ensures it does not impede the flow of surface waters. Openings at least 4 inches in diameter shall be installed in the base of the wall at ground level allow for the passage of small, terrestrial wildlife. The openings shall be spaced at intervals of 100 feet.
 - 48.5 Installation of 48-inch root barriers around landscaped areas that are adjacent to the on-site Joshua Tree Woodland Habitat Preservation Area.
 - 48.6 Placement of signage in the managed habitat that faces walkways and driveways and provides species identifications of major plants, including

western Joshua tree, and descriptions of their ecology and conservation status. Signage shall also provide a description of the habitat management program and the importance of conserving Joshua tree woodland.

- 48.7 No irrigation or supplemental water.
- 48.8 To prevent nighttime lighting from interrupting growth and reproduction processes of western Joshua trees on and adjacent to the site, including the onsite Joshua Tree Woodland Habitat Preservation Area, lights shall be shielded so that light is directed toward the building and does not illuminate the preservation area or adjacent areas that support western Joshua trees. A plan to implement these conditions will be described fully in the Native Desert Vegetation Preservation Plan to be submitted to the City of Palmdale.
- 49 Off-site conservation lands shall be purchased and protected in perpetuity under a conservation easement to protect the resident western Joshua tree populations and habitat from direct and indirect negative impacts, including any future development and zone changes, restrictions on access, proposed land dedications, control of illegal dumping, water pollution, and increased human intrusion. The conservation easement shall be dedicated to a local land conservancy or other appropriate entity approved to hold and manage conservation lands pursuant to Senate Bill (SB) 1094 (Land use: conservation lands: nonprofit organizations). To offset project impacts to 77.16 acres of Joshua tree woodland, 353 individual western Joshua trees, and 80.80 acres of western Joshua tree seed bank, off-site conservation lands supporting a western Joshua tree population shall be purchased at a 2:1 ratio of the project disturbance area, pending outcome of the Incidental Take Permit application. (P)
- 50 Nonbreeding season surveys shall be implemented by a qualified Biologist. Four breeding season survey visits shall be conducted over a series of four visits spaced throughout the nonbreeding season (September 1 through February 14). Each of the survey efforts shall be conducted according to the CDFW protocol. The results of the nonbreeding season surveys shall be reported to the CDFW. If the nonbreeding surveys are negative for burrowing owl, the project applicant shall implement (refer to Condition No. 54). (P)
- 51 If the nonbreeding surveys determine that burrowing owl occupies the project site as a winter resident, the project applicant shall consult with the CDFW to determine

appropriate conditions for the loss of burrowing owl habitat due to project implementation. The outcome of the consultation shall determine the need for on-site or off-site conditions for burrowing owl, including habitat area ratios. The outcome of the consultation shall be included in a Burrowing Owl Plan that shall be prepared by a qualified Biologist retained by the project applicant (refer to Condition No. 55). (P)

- 52 The project applicant shall retain a qualified Biologist to perform a pre-construction burrowing owl survey in order to determine whether burrowing owl are present within 30 days prior to construction activities, according to the CDFW guidelines. If construction is delayed or suspended for more than 30 days after the survey, the area shall be resurveyed. The pre-construction survey shall be completed on the project site and areas within 500 feet from the project boundary (where possible and appropriate based on habitat). All occupied burrows will be mapped on an aerial photo. The applicant shall provide the burrowing owl survey report and mapping to the CDFW at least 15 days prior to the expected start of any project-related ground disturbance activities, or restart of activities. If no burrowing owl are detected during the pre-construction survey, no further action is necessary. (P)
- 53 If any of the surveys (breeding season, nonbreeding season, or pre-construction) are positive for burrowing owl, the project proponent shall retain a qualified Biologist to develop and implement a Burrowing Owl Plan. The Burrowing Owl Plan shall contain the following elements (as outlined in the CDFW guidelines) at a minimum: (P)
- 53.1 Avoidance of burrowing owl during construction, including establishment of a 160-foot radius around occupied burrows during the nonbreeding season (September 1 through February 14) or a 300-foot radius around occupied burrows during the breeding season (February 15 through August 31), within which construction activities may not occur until a qualified Biologist has determined that (1) nonbreeding season owl have dispersed from the area; or (2) breeding season owl have fledged their juveniles from the occupied burrows and the juveniles are foraging independently and are capable of independent survival or have dispersed from the area.
- 53.2 A plan for implementing a passive relocation program for nonbreeding owls, should it be needed. The passive relocation techniques should be consistent with the CDFW guidelines, including installation of artificial

burrows at an off-site location and use of one-way exclusion doors to ensure owls have left the burrow(s).

- 54 Removal of native vegetation shall be limited to only those necessary to construct the proposed project as reflected in the relevant project approval documents. (P)
- 54.1 If the proposed project requires vegetation to be removed during the nesting season, pre-construction surveys shall be conducted 7 days prior to vegetation removal to determine whether or not active nests are present.
- 54.2 If an active nest is located during pre-construction surveys, a qualified Biologist shall determine an appropriately sized avoidance buffer based on the species and anticipated disturbance level. A qualified Biologist will delineate the avoidance buffer using ESA fencing, pin flags, and or yellow caution tape. The buffer zone shall be maintained around the active nest site(s) until the young have fledged and are foraging independently. No construction activities or construction foot traffic is allowed to occur within the avoidance buffer(s).
- 54.3 The qualified Biologist shall monitor the active nest during construction activities to prevent any potential impacts that may result from the construction of the proposed project until the young have fledged.
- 55 Two portions of the project site that total 8.85 acres shall not be developed and shall be avoided during construction and operations and maintenance phases of the project. Within these areas, 5.09 acres of Joshua tree woodland and 29 Joshua trees shall be avoided, as well as 0.03 acre of rubber rabbitbrush scrub and 3.73 acres of dry desert wash. (P)
- 55.1 Three portions of the project site containing 11.99 acres of Mohave ground squirrel habitat shall be preserved in an on-site Joshua Tree Woodland Habitat Preservation Area. Within this area 6.11 acres of Joshua tree woodland (and 18 Joshua trees), 3.36 acres of *Ephedra nevadensis-Lycium andersonii-Grayia spinosa* scrub alliance, 2.52 acres of rabbitbrush scrub, and 0.11 acres of ruderal/disturbed communities shall be preserved in the on-site preservation area that shall serve as a recipient site for transplanted Joshua trees from the development area and other habitat restoration activities that shall enhance Mohave ground squirrel habitat. The on-site Joshua Tree Woodland Habitat Preservation Area shall be managed by the

applicant to ensure long-term health of the Joshua tree woodland community in this portion of the project site, thereby potentially providing habitat to Mohave ground squirrels.

- 56 Off-site conservation lands shall be purchased and protected in perpetuity under a conservation easement or credits shall be purchased in an existing mitigation bank established for Mohave ground squirrels. The conservation easement shall be dedicated to a local land conservancy or other appropriate entity approved to hold and manage conservation lands pursuant to SB 1094 (Land use: conservation lands: nonprofit organizations). To offset project impacts to 94.29 acres of Mohave ground squirrel habitat and take of up to four individual squirrels, off-site conservation lands supporting a Mojave ground squirrel population or habitat shall be purchased at a 1:1 ratio of the project disturbance area, pending outcome of the Incidental Take Permit application. These conservation lands may be combined with the lands purchased for western Joshua trees if the off-site conservation lands are shown to support habitat for Mohave ground squirrel. (P)
- 56.1 After off-site conservation lands are purchased, a Habitat Management Plan (HMP) shall be prepared by the applicant for the lands that shall include measures to protect the targeted habitat values in perpetuity from direct and indirect negative impacts, such as protection from any future development and zone changes, restrictions on access, proposed land dedications, control of illegal dumping, water pollution, and increased human intrusion. The HMP shall include measures to benefit the natural communities on the conservation lands. The HMP shall include a baseline description of the Mohave ground squirrel habitat. The HMP shall describe annual visits over a 5-year period to assess any changes in biological conditions and anthropogenic disturbances on the conservation lands and subsequent annual reporting to the CDFW that provides management recommendations and descriptions of follow-up actions to address issues.
- 57 The project applicant shall retain a qualified Biologist to perform a pre-construction survey to search for coast horned lizard and California legless lizard individuals. The survey shall be conducted between two weeks and three days prior to the initiation of ground-disturbing or vegetation-clearing construction activities or restart of activities. The pre-construction survey shall be completed on areas of the project site that shall be developed. Qualified Biologists or Herpetologists shall perform the survey along parallel transects spaced at no more than 10 meters. Any trash or debris on the project site should be inspected for presence of Northern

California legless lizards. Sandy areas supporting ant colonies and shrubs should be inspected for presence of coast horned lizards. Any individuals of these species detected during the pre-construction survey shall be captured and immediately relocated to the nearest off-site location that supports suitable habitat. (P)

- 58 To determine the extent of impacts to the adjacent ditch, the applicant shall prepare a separate jurisdictional delineation report to establish the jurisdictional limits within the project. (P)

58.1 Permission shall be sought from the State regulatory agencies (CDFW) for the proposed impacts to the adjacent ditch and implement the condition as prescribed in the Streambed Alteration Agreement.

- 59 * The Planning Division shall review the grading and landscaping plans for consistency with the measures below prior to the issuance of grading permits. After the issuance of grading permits and prior to the issuance of building permits, a site inspection by City staff shall be required to ensure compliance with the mitigation program. All development within the Antelope Valley Business Park shall comply with the provisions of Ordinance 952, which regulates the removal and preservation of native desert vegetation. The net effect shall be the preservation of 242 Joshua trees. Several measures to preserve individual specimens of Joshua trees and California junipers are provided in Ordinance 952. These measures include on-site preservation through project design or as transplanted landscape elements, off-site preservation for City, private and/or public landscape use, or payment of a fee in lieu of preservation. Potentially significant impacts to Mojave ground squirrels could occur as a result of project implementation if these animals occur on-site. Therefore, it is required that prior to site development, the applicant will be required to consult with the CDFW to determine the value of the site habitat relative to its ability to support this species. Currently, the CDFW is using a cumulative human impact survey to perform this assessment. The applicant will be required to submit verification of consultation and resolution of this issue with the CDFW prior to the issuance of a grading permit.

- 60 * Prior to issuance of grading permits, hazardous materials assessments will be performed for individual properties.

THE FOLLOWING CONDITIONS SHALL BE COMPLETED PRIOR TO OR IN CONJUNCTION WITH ISSUANCE OF BUILDING PERMITS:

- 61 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:

Los Angeles County Sanitation District
Los Angeles County Department of Health Services
Los Angeles County Consolidated Fire District
Los Angeles County Waterworks
Palmdale School District
Antelope Valley Union High School District
Antelope Valley Air Quality Management District

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)

- 62 The applicant shall provide standard street improvements for the south half of West Avenue M/Columbia Way across the project frontage. The design shall be based on an acceptable 68-foot half street centerline profile extending a minimum of 300 feet beyond the project where applicable, according to the General Plan designation for that street. These improvements shall consist of: (E)

62.1 Curb and gutter;

62.2 Sidewalk (width = 10 feet);

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

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

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

62.6 Curb ramp(s) at all walk returns;

- 62.7 Roadway drainage device(s);
 - 62.8 Streetlights;
 - 62.9 Raised and landscaped median;
 - 62.10 Dedication of additional right-of-way to provide a multi-purpose pedestrian walking path / Class I bike path. Said path shall be landscaped and striped subject to the satisfaction of the City Engineer;
 - 62.11 Dedication of additional right-of-way to construct right turn lanes at project entrances/intersections;
 - 62.12 Provide a 27-foot by 27-foot right-of-way corner cut-off at all corners of all major arterials and secondary collector streets as part of the required dedication per the City of Palmdale Engineering Design Standards; and,
 - 62.13 Provide a 13-foot by 13-foot right-of-way corner cut-off at all corners of all residential collectors, residential local, residential local cul-de-sac, and frontage roads as part of the required dedication per the City of Palmdale Engineering Design Standards.
- 63 The applicant shall provide standard street improvements for the east half of 10th Street West across the project frontage. The design shall be based on an acceptable 68-foot half street centerline profile extending a minimum of 300 feet beyond the project where applicable, according to the General Plan designation for that street. These improvements shall consist of: (E)
- 63.1 Curb and gutter;
 - 63.2 Sidewalk (width = 10 feet);
 - 63.3 Roadway grading and paving, overlay and or match-up, as directed by City Engineer;
 - 63.4 Traffic control signs and devices as required by the City Traffic Engineer;
 - 63.5 Pavement transition from the project boundaries to the satisfaction of the City Engineer;

- 63.6 Curb ramp(s) at all walk returns;
 - 63.7 Roadway drainage device(s);
 - 63.8 Streetlights;
 - 63.9 Raised and landscaped median;
 - 63.10 Dedication of additional right-of-way to provide a multi-purpose pedestrian walking path / Class I bike path. Said path shall be landscaped and striped subject to the satisfaction of the City Engineer;
 - 63.11 Dedication of additional right-of-way to construct right turn lanes at project entrances/intersections;
 - 63.12 Provide a 27-foot by 27-foot right-of-way corner cut-off at all corners of all major arterials and secondary collector streets as part of the required dedication per the City of Palmdale Engineering Design Standards; and,
 - 63.13 Provide a 13-foot by 13-foot right-of-way corner cut-off at all corners of all residential collectors, residential local, residential local cul-de-sac, and frontage roads as part of the required dedication per the City of Palmdale Engineering Design Standards.
- 64 A striping and signing plan shall be provided for all roadway improvements, subject to the approval of the City Engineer as part of the approval of the street improvement plans. (TE)(E)
- 65 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)
- 66 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)

- 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, prior to connecting to the existing Los Angeles County Sanitation District trunk mainline. The system shall be designed and installed as the only method of sewage disposal for this project. (E)
- 68 The applicant shall provide the City a Maintenance and Operations Plan for the proposed private sewer lift station. This plan shall include an overflow response plan, subject to City Maintenance approval. (E)
- 69 Coordination and clearance shall be obtained from the City of Palmdale, Sewer Maintenance Division, and from the Los Angeles County Sanitation District prior to issuance of a sewer permit. (E)
- 70 The project shall comply with all requirements of PMC Chapter 13.05. (E)
- 71 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 Chief. (E)
- 72 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)
- 72.1 An Agreement and Faithful Performance bond in the amount approved by the City Engineer to be sufficient to guarantee installation of the improvements; or
- 72.2 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.
- 73 Street lighting plans shall be reviewed and approved by the City of Palmdale, as part of the approval of the street improvement plans. Street lighting plans shall be

submitted to Southern California Edison Company and shall be made a part of the final street improvement plans. (E)

- 74 The applicant shall petition the City to form a Streetlight Benefit Assessment District for the maintenance of streetlights and appurtenant facilities. Such district shall be formed at the sole cost and expense of the applicant. If the City is unsuccessful in the formation of the 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)
- 75 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)
- 75.1 Southern California Edison;
 - 75.2 Southern California Gas Company;
 - 75.3 AT&T;
 - 75.4 Cable TV; and,
 - 75.5 Water District.
- 76 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)
- 77 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)
- 78 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)

- 79 The applicant shall obtain sufficient off-site sewer easements to the City, and provide an off-site outfall sewer with supplemental size, capacity, and length as required by the City Engineer. (E)
- 80 The applicant shall enter into a Development Improvement Agreement and post securities, for improvements, with the City, and pay all applicable fees. (E)
- 81 Slope erosion control and street trees shall be installed to the satisfaction of the City Engineer. (E)
- 82 * Prior to the issuance of building permits, the Planning Manager shall confirm that the proposed uses comply with all local, State, and federal health and safety recommendations.
- 82.1 Future grading plans and specifications for individual properties within the Specific Plan area shall include a clause regarding observation, testing, and proper disposal of any hazardous materials encountered during grading and construction.
- 82.2 Future project land uses involving the use, storage, or transportation of hazardous materials shall comply with applicable local, State, and federal health and safety regulations, including the proposed City of Palmdale Hazardous Waste Management Plan, upon its completion.
- 82.3 Any use involving hazardous materials shall require review and approval of a Conditional Use Permit. Said review shall involve all agencies with jurisdiction such as the local Air Quality Management District and Regional Water Quality Control Board.
- 83 Applicants for future developments within the Specific Plan area shall be required to file the appropriate Notice of Proposed Construction or Alteration (FAA Form 7460-1) with the Federal Aviation Administration in accordance with the provisions of Federal Aviation Regulations Part 77—Objects Affecting Navigable Airspace. (P)
- 84 Should any operations within the Specific Plan include installation of underground storage tanks and/or industrial wastewater discharge into the public sewer system. the Los Angeles County Department of Public Works shall be contacted prior to issuance of building permits. (P)

- 85 * The developer shall be required to work with the Los Angeles County Fire Department to establish appropriate mitigation for provision of additional personnel, equipment, and facilities in the project vicinity.
- 85.1 The development of this project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
- 85.2 Fire flows of up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for a five-hour duration shall be required.
- 85.3 Final fire flow shall be based on the size of the buildings, their relationship to other structures and property lines, and the type of construction used.
- 85.4 All on-site driveways shall provide a minimum unobstructed width of 26 feet clear to the sky to within 150 feet of all portions of the exterior walls of the first story of any building.
- 85.5 All driveways shall be labeled as "Fire Lane" on the final building plans.
- 86 * The only drainage structures to be built as part of this project shall be standard catch basins and underground storm drainpipes, which incorporate safety features to prevent anyone from being drawn into them.
- 86.1 The safety features to be incorporated in the Amargosa channel shall be addressed in documents for that project.
- 87 * The applicant shall submit a Water Quality/Erosion Control Plan for City reviews and approval prior to the issuance of building permits. The plan shall indicate specific means of reducing urban pollutants and sedimentation including but not limited to the following:
- 87.1 Surplus or waste material shall not be placed in drainage ways or within the 100- year floodplain of surface waters.
- 87.2 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.

- 87.3 Dewatering shall be done in a manner so as to eliminate the discharge of earthen material from the site.
- 87.4 All disturbed areas shall be stabilized by appropriate soil stabilization measures by October 15 of each year.
- 87.5 All work performed between October 15 and May 1 of each year shall be conducted in such a manner that the project can be winterized within 48 hours.
- 87.6 All non-construction areas shall be protected by fencing or other means to prevent unnecessary disturbance.
- 87.7 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.
- 87.8 Stabilizing agents such as straw and wood chips shall be used during the interim period after grading in order to strengthen slopes while ground cover takes hold.
- 87.9 Landscaped areas shall be developed in such a way that overwatering and excessive irrigation runoff will not occur.
- 87.10 Landscape irrigation systems shall be designed to prevent overspray onto impervious areas and eliminate nuisance water runoff.
- 87.11 Revegetated areas shall be continually maintained in order to assure adequate growth and root development.
- 87.12 Physical erosion control facilities shall be placed on a routine maintenance and inspection program to provide continued erosion control integrity.
- 87.13 Where construction activities involve the crossing and/or alteration of a stream channel, such activities shall be timed to occur during the period in which streamflow is expected to be lowest for the year.

- 87.14 Periodic cleaning of paved areas shall be performed to remove sediments and absorbed pollutants.
- 87.15 Routine cleaning of manholes and catch basins shall be performed to remove sediment and debris.
- 87.16 Surveys shall be conducted of all facilities involved in the storage or handling of hazardous or toxic chemicals which might contribute to stormwater pollution.
- 87.17 Control of washdown drainage from industrial facilities shall be enforced by the City.
- 87.18 Information regarding the disposal of waste oil/grease and pesticide containers shall be provided to new business owners.
- 87.19 Controlled use of pesticides and fertilizers shall be enforced by the City.
- 87.20 Future site tenants shall comply with all federal and State regulations for stormwater discharges.
- 88 * Prior to issuance of building permits, an interior noise analysis shall be prepared, to demonstrate compliance with City of Palmdale interior noise level limits. This report shall be submitted to the Planning Division for their review and approval.
- 89 * Prior to the approval of building permits, the City Planning Division and Los Angeles County Fire Department shall review and approve site-specific development plans for conformance with the below mitigation measures.
 - 89.1 The developer shall be required to work with the Los Angeles County Fire Department to establish appropriate mitigation for provision of additional personnel, equipment, and facilities in the project vicinity.
 - 89.2 The development of this project shall comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
 - 89.3 Final fire flow shall be based on the size of the buildings, their relationship to other structures and property lines, and the type of construction used.

- 89.4 All on-site driveways shall provide a minimum unobstructed width of 26 feet clear to the sky to within 150 feet of all portions of the exterior walls of the first story of any building.
- 90 * Prior to the approval of building permits, the City Planning Division and Los Angeles County Fire Department shall review and approve site-specific development plans for conformance with the following:
- 90.1 Adequate emergency access and circulation throughout and around the project site shall be provided to the satisfaction of the Los Angeles County Sheriff's Department.
- 90.2 Adequate lighting shall be provided to enhance crime prevention and law enforcement efforts.
- 90.3 Proper address signs shall be provided for easy identification of locations during emergencies.
- 90.4 Landscape feature standards which do not conceal potential criminal activity around buildings and in parking areas shall be provided.
- 91 * Prior to the issuance of building permits, the Planning Division and appropriate utility agencies (Los Angeles County Waterworks, Los Angeles County Sanitation District, and Waste Management) shall review and approve site-specific development plans for conformance with the following requirements and receive proper notification from the developer for the use of the utilities discussed below. Provision of water service to the proposed project will be required as part of project development and shall occur to the satisfaction of the City of Palmdale prior to approval of building permits for the project. Project implementation shall require mitigation in coordination with the City of Palmdale, the Los Angeles County Waterworks District, the Palmdale Water District, and the Los Angeles County Fire Department.
- 91.1 The following State laws require water efficient plumbing fixtures in structures:
- 91.1.1 Low-flush toilets and urinals are required in virtually all buildings (as required in Health and Safety Code Section 17921.3).

91.1.2 Efficiency standards must be met that give the maximum flow rate of all new showerheads, lavatory faucets, and sink faucets, as specified in the standard approved by the American National Standards Institute on November 16, 1979 [pursuant to Title 20, California Administrative Code Section 1604(t) (Appliance Efficiency Standards)].

91.1.3 Installation of fixtures is prohibited unless the manufacturer has certified to the California Energy Commission (CEC) compliance with the flow rate standards [Title 24 of the California Administrative Code Section 2-5307(b)].

91.1.4 Pipe insulation is required to reduce water used before hot water reaches equipment or fixtures. Insulation of water heating systems is also required [Title 24, California Administrative Code Section 2-5352(i) and (j)].

91.2 The following measures are recommended to be implemented to conserve water in the interior of buildings:

91.2.1 Supply line pressure: Reduce water pressure greater than 50 pounds per square inch (psi) to 50 psi or less by means of a pressure-reducing valve.

91.2.2 Ultra-low-flush toilets: Install 1.5-gallons-per-flush toilets in all new construction.

91.2.3 Drinking fountains: Equip drinking fountains with self-closing valves.

91.3 The applicant shall comply with measures recommended to be implemented to conserve water in exterior areas throughout the specific plan:

91.3.1 Landscape with low-water-using plants wherever feasible.

91.3.2 Minimize use of lawn by limiting it to lawn-dependent uses, such as playing fields. When lawn is used, require warm season grasses.

91.3.3 Group plants of similar water use to reduce over-irrigation of low-water using plants.

91.3.4 Provide information to occupants regarding benefits of low-water-using landscaping and sources of additional assistance.

91.3.5 Use mulch extensively in all landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

91.3.6 Install efficient irrigation systems that minimize runoff and evaporation and maximize the water that will reach the plant roots. Drip irrigation, soil moisture sensors, and automatic irrigation systems are a few methods of increasing irrigation efficiency.

91.3.7 Use pervious paving materials whenever feasible to reduce surface water runoff and to aid in groundwater recharge.

91.3.8 Grade slopes so that runoff of surface water is minimized.

91.3.9 Investigate the feasibility of using reclaimed wastewater, stored rainwater, or gray water for irrigation.

92 Trash receptacle design guidelines/standards for the commercial/industrial developments shall include siting of recycling facilities within trash receptacle enclosures. The design shall be approved by the Planning Department or the City's Solid Waste Coordinator prior to site plan or Conditional Use Permit approval.

93 Prior to issuance of occupancy permits, trash compactors shall also be required for large waste generators to reduce waste volumes and to minimize impacts to landfill capacities. Identification of "large" waste generators is at the discretion of the City Planning Department.

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

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

- 95 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)
- 96 Transmission lines less than 50KV and all other utility lines, existing and proposed, shall be installed underground in accordance with PMC Chapter 12.04. (E)
- 97 * In the event that ground-disturbing activities during construction uncover previously unknown human remains, Section 7050.5 of the California Health and Safety Code shall apply, and the following procedures shall be followed. In the event of an accidental discovery or recognition of any human remains, Public Resource Code Section 5097.98 shall be followed. In this instance, once project-related earthmoving begins and if there is inadvertent discovery or recognition of any human remains, the following steps shall be taken:
- 97.1 There shall be no further excavation or disturbance of the site, or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or
- 97.2 Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the Commission; The descendant identified fails to make a recommendation; or the landowner or his authorized representative rejects the recommendation

of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

- 98 * In the event that ground-disturbing activities uncover previously unknown buried cultural resources operations shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria.
- 98.1 If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds.
- 98.2 No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.
- 99 * 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 site outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, regarding any pre-contact and/or historic-era finds and shall 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.

- 99.1 If significant pre-contact and/or historic-era 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 the SMBMI for review and comment. The Archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
- 99.2 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 Section 7050.5 and that code enforced for the duration of the project.
- 100 * The San Manuel Band of Mission Indians (SMBMI) and Fernandeano Tataviam Band of Mission Indians (FTBMI) shall be contacted of any pre-contact and/or historic-era 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 resource Monitoring and Treatment Plan shall be created by the Archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.
- 100.1 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 SMBMI and FTBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI and FTBMI throughout the life of the project.
- 100.2 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 assess the find. Work on the portions of the projects outside of the buffered area may continue during this assessment period.

- 101 * The project applicant shall implement all recommendations of the Geotechnical Investigation related to earthwork, site-specific seismic design considerations, foundations, exterior flatwork, underground utilities, pavement, soil corrosivity, concrete, drainage, and construction observation during project grading and construction.
- 102 * The industrial building shall provide infrastructure to support use of electric exterior yard trucks and on-site rideable equipment (e.g., yard hostlers, counterbalance forklifts, and rider pallet jacks). The operation of yard trucks that are used to move trailers and on-site vehicles within the project site shall be powered by electricity or otherwise zero emission unless the project applicant can reasonably demonstrate that such equipment is not available for a particular task.
- 103 * This project shall include all the applicable, reasonably available, and feasible air quality control measures. For short-term construction-related emissions:
- 103.1 As stipulated by SCAQMD Rule 431.2, all heavy-duty construction equipment shall be fueled with low-sulfur fuel. Equipment shall be operational according to the manufacturer's instructions (with the fuel injection timing retarded to the recommended level for reduced NOX emissions, but which will not result in excessive visible smoke emissions), be subject to periodic maintenance/tune-ups, and be turned off when not in use in order to avoid idle emissions.
- 103.2 As stipulated by AQMP Measure No. A-F-2 and by Rules 402 ("nuisance") and 403 (Fugitive Dust A"), emissions of dust and particulates shall be minimized to avoid a public nuisance.
- 104 * For long-term operation-related emissions, the following Tier-One control measures listed in the 1989 and 1991 AQMP's which are applicable throughout the lifetime of the proposed project shall be utilized:
- 104.1 1989 AQMP Measures No. 2.a through 2.d: Establishment of Mode Shift Strategies (Employers Rideshare and Transit Incentives, Parking Management Programs, Vanpool Purchase Incentives, and Merchant Transportation Incentives) to encourage the use of alternative transportation modes and reduce emission of reactive organic gases, NOX and CO.

- 104.2 1991 AQMP Measures No. A-B-1, A-B-2, and A-B-5: Control of ROG Emissions from Gasoline Transfer, Fail-Safe Phase I Vapor Recovery Systems; Improved Installation and Repair of Phase-II Vapor Recovery Systems; and Further Control of Emissions from Gasoline Dispensing Facilities are all applicable to any on-site gas/service station. As per Measure A-B-1, gasoline dispensing facilities in the SCAB [South Coast Air Basin] are required to be equipped with the Phase I Vapor Recovery Systems in order to reduce gasoline vapors losses generated during the bulk gasoline delivery. Through the use of the Phase-II Vapor Recovery System on the nozzle, Measure A-B-2 seeks to control the emission of gasoline vapors which are displaced from the vehicle fuel tank upon refueling. Measure A-B-5 intends to further reduce ROG emissions by requiring that all service station vent pipes (Balance Systems) be equipped with pressure relief valves to prevent excessive release of vapors. Additionally, in 1993, the District is planning the adoption of Measure No. A-B-7 (for implementation in 1996), which would require the installation of devices to prevent overfilling of vehicle fuel tanks.
- 104.3 Adherence to Transportation Management Plans as dictated by SCAQMD Regulation XV (Rule 1503), and to any mitigation measures proposed in the traffic study to reduce congestion.
- 105 During project construction activities that result in ground disturbance, the project Biologist(s) shall monitor the activities to ensure that sensitive biological resources are protected. The Biologist(s) shall ensure that vegetation clearance activities limit disturbance to the smallest practical area, and that construction personnel and activities do not enter ESAs. The Biologist(s) shall perform daily pre-construction sweeps of work areas prior to initiation of daily construction activities. The Biologist(s) shall inspect open trenches, pits, and pipes or other materials within which a covered species or other sensitive species may become entrapped or hide within. The Biologist(s) shall have the authority to stop work if work activities threaten a sensitive biological resource. (P)
- 106 Project personnel shall implement several Best Management Practices (BMPs) during the construction phase of the proposed project, including speed limits, disposal of trash, and use of water trucks. To prevent vehicle-wildlife strikes, speed limits of construction equipment, work vehicles, and personal vehicles on the project site will be limited to 15 miles per hour (mph). To prevent attraction of wildlife and subsidized predators to the project site, workers shall promptly place

all trash and food items in covered wind and predator-proof containers within the work site to reduce the attraction of common ravens and predators of Mohave ground squirrel. Plastic garbage bags shall be used to line the trash containers and the bags and their contents shall be regularly removed from the project site for proper disposal at an authorized landfill. Water trucks shall be used for dust suppression. Any ponded water from dust suppression activities shall be eliminated within 1 hour of their formation to avoid attracting and subsidizing common ravens, coyotes, and other predators of Mohave ground squirrels and other special-status wildlife. To prevent trampling/crushing of vegetation, ingress and egress routes onto the project site shall be delineated and used by all project personnel during the construction phase. If a covered species (Mohave ground squirrel or western Joshua tree) is observed during the construction phase, construction personnel shall immediately notify the project Biologist(s). (P)

- 107 The project Biologist(s) shall provide quarterly and annual reports to the City of Palmdale and the CDFW that detail the implementation of minimization measures. If individuals of a covered species are found on the project site during the construction phase, the Biologist(s) shall submit a species occurrence observation to the CDFW. (P)

THE FOLLOWING CONDITIONS SHALL BE MET PRIOR TO OCCUPANCY OF THIS PROJECT:

- 108 The applicant shall comply with the provisions of PMC Chapter 3.40 (Traffic Impact Fee Requirements). 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 PMC Chapter 3.40. (E)(TE)(B&S)
- 109 The applicant shall comply with the provisions of PMC Chapter 3.42 (Fire Facility Impact Fee Requirements). The applicant shall pay the applicable fire 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. (E)(B&S)
- 110 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. (E)(B&S)
- 111 All public improvements must be complete and accepted by the City. (E)

- 112 At completion of final grading, the applicant shall submit appropriate statements (Certifications) to the City Engineer prior to release of final grading. The City of Palmdale building codes require that these be submitted by the field or supervising grading engineer, and the landscape architect. (E)
- 113 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)
- 114 The applicant shall improve any private street(s) or access drives for this project according to the plans approved by the City Engineer. (E)
- 115 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)
- 116 The applicant shall record a covenant upon the property, binding upon all owners, future owners, heirs or assigns of the property, regarding the required private maintenance of all private drainage facilities, to the satisfaction of the City Engineer. (E)
- 117 The applicant shall submit a lot line adjustment to shift existing property lines to proposed parcels shown on the site plan date stamped 'Received December 9, 2021'. (E)
- 118 The applicant shall provide the Public Safety Office with a security plan. This plan shall detail systems that the tenant intends to install to protect employees, and company property/assets on site. The plan shall address alarm systems, security personnel staffing, cameras to be installed with recording and retention details, etc. (PS)
- 119 The applicant shall provide some means of access to the gated project for law enforcement purposes by way of a keypad, or some other method as approved by the Los Angeles County Fire Department and Los Angeles County Sheriff's Department. (PS)

- 120 All outside hinges on all exterior doors shall be provided with non-removable pins when pin-type hinges are used or shall be provided with hinge studs, to prevent removal of the door. (PS)
- 121 Roll-up doors and individual storage space doors shall be equipped with locking hardware, including metal flanges on the lock bolts, to protect the padlock shackle from being cut. (PS)
- 122 Overhead roll-up doors shall be secured on the inside so that the lock cannot be defeated from the outside and shall also be secured with a cylinder lock or padlock from the inside. (PS)
- 123 Primary building address numbers shall be located on the building elevation where the main entrance is located. The building shall display an additional set of numbers on the secondary frontage (street side) when the building does not front on the street of address. Numbers shall be no less than eight inches in height, if located less than 100 feet from the centerline of the addressed street or 12 inches in height if placed further than 100 feet from the centerline of the addressed street. Numbers shall be of a color contrasting to the background to which they are affixed. (PS)
- 124 Prior to the issuance of any Certificates of Occupancy, the following shall be completed subject to approval by the City Engineer:
 - 124.1 Install left-turn pocket on West Avenue M at 6th Street West for westbound traffic. Install left-turn pockets on 10th Street West at Street A and M-4 for northbound and southbound traffic.
 - 124.2 Develop 6th Street West to provide a left-turn pocket, a through lane, and a right turn lane for northbound traffic. Relocate traffic signal poles on southeast and southwest quadrants.
 - 124.3 This development should pay its fair share of the cost to add additional travel lanes along 10th Street West. 10th Street West should be upgraded to a minimum four-lane undivided arterial highway between south of Avenue K to north of Avenue P, to join already upgraded four-lane segments of 10th Street West.

- 124.4 Recent modeling efforts have identified the need for 10th Street West as an eight-lane facility. Although actual construction of the eight-lane facility is not needed at this time, the right-of-way for such an improvement should be acquired as development occurs. Since this will be a major facility, intersection widening to accommodate right-turn lanes and double left-turn lanes will be appropriate.
- 124.5 This development shall also pay its fair share of upgrading West Avenue M/Sierra Highway dual left-turn lanes and left-turn phasing on all legs and pay its fair share of the future signalization of West Avenue M/northbound ramps at Antelope Valley Freeway (SR-14).
- 124.6 This development shall comply with all requirements of the Congestion Management Plan for the County of Los Angeles and any related City of Palmdale requirements. This shall include, but is not limited to, trip reduction, deficiency plan, traffic and public transportation requirements and improvements, and impact fee requirements. The Specific Plan developer shall designate a person or organization to implement these measures within the project.

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

- 125 All parking facilities shall be maintained in good condition in accordance with the provisions of PMC Chapter 17.87. 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 insure the health, safety, and welfare of the general public. (P)(E)
- 126 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. Developer shall record a covenant upon the property regarding said maintenance. (E)

- 127 The applicant shall ensure landscaping is maintained in a manner which avoids potential hiding places. (PS)
- 128 Any graffiti shall be removed within 72 hours of discovery as per PMC Section 9.30.080. (PS)
- 129 The premises shall be kept in a neat and orderly condition at all times. (PS)
- 130 All trash enclosures shall be kept locked when not in use. (PS)

Key to Departmental Conditions:

- (P) Planning Division (661-267-5200)
- (E) Engineering Division (661-267-5353)
- (F) Los Angeles County Fire Department (661-949-6319)
- (B&S) Building and Safety Division (661-267-5353)
- (Pk) Parks and Recreation Department (661-267-5611)
- (PS) Public Safety Division (661-267-5170)
- (SCE) Southern California Edison Company (661-945-9317)
- (TE) Traffic Division (661-267-5300)