



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 Almora
Associate 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: Minor Modification 22-058


Project Applicant: Civil Design and Drafting, Inc

Project Location (include county): Southeast corner of Palmdale Boulevard and 65th Street East, Palmdale, Los Angeles County, CA

Project Description: The proposed modification consists of subdividing 31 acres into 101 lots for the purpose of constructing 99 single-family residences and two basin lots in two phases.

This is to advise that the City of Palmdale (Lead Agency or Responsible Agency) has approved the above-described project on February 14, 2023, 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.
6. Findings [were were not] made pursuant to the provisions of CEQA.

2023 181578

 FILED
 Aug 21 2023
 Deen C. Logan, Registrar - Recorder/County Clerk
 Electronically signed by JAKEISHA MOGUY

THIS NOTICE WAS POSTED
 ON August 21 2023
 UNTIL September 28 2023
 REGISTRAR - RECORDER/COUNTY CLERK

Notice of Determination
Minor Modification 22-058

This is to certify that the final Mitigated Negative Declaration 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):




Brenda Magana, Planning Manager
City of Palmdale

8/3/23

Date

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

2023 181578

FILED
Aug 27 2023
Dean C. Logan, Registrar - Recorder/County Clerk
Electronically signed by: DEAN C. LOGAN

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

BUSINESS FILINGS REGISTRATION
NORWALK DEPARTMENT HEADQUARTER

Cashier: L. MCCOY



Monday, August 21, 2023 9:14 AM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoE - County Posting Fee 2023181578	1	\$75.00
Total		\$75.00

Total Documents:

1

Customer payment(s):

Check

\$75.00

Check List:
#1562

\$75.00



FILE COPY

PALMDALE

a place to call home

August 29, 2023

LAURA BETTENCOURT
Mayor

ANDREA ALARCÓN
Mayor Pro Tem

RICHARD J. LOA
Councilmember

AUSTIN BISHOP
Councilmember

ERIC OHLSEN
Councilmember

Imad Aboujawdah
Civil Design and Drafting, Inc.
885 Patriot Drive, Unit C
Moorpark, CA 93021

RE: MINOR MODIFICATION 22-058

Dear Imad:

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 the Planning Division at 661/267-5200.

Sincerely,

Sylvia Magallanes

Sylvia Magallanes
Sr. Administrative Assistant

Enclosure

cc: File

ATTACHMENT 2

CITY OF PALMDALE

MITIGATED NEGATIVE DECLARATION

38250 Sierra Highway
Palmdale, California 93550

Case Number: Variance 06-07 and Tentative Tract Map (TTM) 063364

Applicant: Royal Investors Group, LLC

Address: 10100 Santa Monica Boulevard, Suite 2080
Los Angeles, CA 90067

Project Description: A request for a reduction in the required lot depth on Lots 1 and 2 and a request to subdivide 30.90 acres into 101 single-family lots that includes two detention basin lots

99 actual SFH lots →

Project Location: Southeast corner of Palmdale Boulevard and 65th Street East

The Initial Study prepared for the project has been modified to incorporate the mitigation measures listed below so that it would not have a potentially significant effect on the environment. A copy of said Initial Study is available for review at the Palmdale Planning Department, 38250 Sierra Highway, Palmdale, California 93550. This document constitutes a Mitigated Negative Declaration.

1. The applicant shall consult with the California Department of Fish and Game as to any appropriate surveys to be conducted and potential mitigation and/or compensation with regard to Mojave ground squirrel and comply with the recommendations.
2. A Nesting Bird Survey shall be conducted by a qualified biologist 7 days prior to grading/vegetation removal if grading is to occur during the nesting season. If active bird nests are found the applicant is to comply with the recommended permits or mitigation measures.
3. A burrowing owl survey shall be conducted by a qualified biologist 30 days prior to ground disturbing activity, who will prepare and submit a report to the City and the State of California Department of Fish and Game (CDFG) prior to grading to verify there are no burrowing owls on the property. The applicant shall comply with any requirements of the CDFG.
4. All north, south, and west facing perimeter windows and glass doors of homes adjacent to Palmdale Boulevard are to be glazed with STC 32 glazing.

Mitigated Negative Declaration
Variance 06-07 and Tentative Tract Map (TTM) 063364
September 6, 2006
Page 2

RESPONSIBLE AGENCIES: None

TRUSTEE AGENCIES: None

Notice Pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held by the Planning Commission of the City of Palmdale in the Palmdale Council Chambers, 38300 Sierra Highway, Suite B, Palmdale, California on October 5, 2006, at 7:00 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Mitigated Negative Declaration to the Palmdale Planning Department, Attention: Donna Fairchild, 38250 Sierra Highway, Palmdale, California 93550; or phone (661) 267-5200. Please refer to the Case Number listed above.

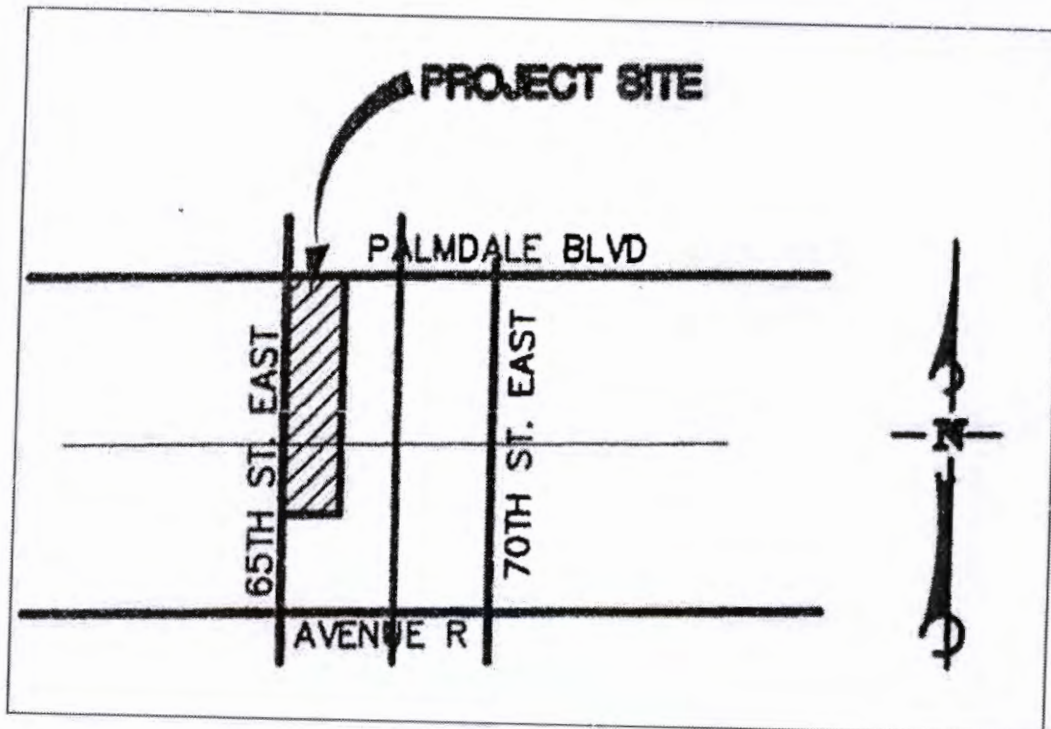


Laurie Lile
Director of Planning

8 24 06
Date

CITY OF PALMDALE
PLANNING DEPARTMENT
INITIAL STUDY
QUESTIONNAIRE

APPLICATION NO: Tentative Tract Map (TTM) 063364
NAME OF APPLICANT: Royal Investors Group, LLC
LOCATION OF PROJECT: Southeast corner of Palmdale Boulevard and 65th Street East
APN's: 3024-006-001, 002, 009, 024, 025, 026 & 027
EXISTING GENERAL PLAN LAND USE DESIGNATION: SFR-3 (Single Family, 3.1-6 du/ac)
EXISTING ZONING: R-1-7,000
PRESENT LAND USE: Vacant Land
LOCATION MAP:



INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 2

I. APPLICABILITY OF THE INITIAL STUDY

A. Is the proposed action a "project" as defined by CEQA?
 Yes No

1. If the project qualifies for one of the Categorical Exemptions listed in Section 6.C. of the City's CEQA Guidelines, is there a reasonable possibility that the activity will have a significant effect due to special circumstances? Yes No N/A

II. INITIAL STUDY REVIEW

A. Does the project require a 30-day State Clearinghouse review?
 Yes No

III. PROJECT ASSESSMENT

99 actual SFH lots

A. Project Description: A request for a reduction in the required lot depth on Lots 1 and 2 and a request to subdivide 30.90 acres into 101 single-family lots that includes two detention basin lots. The lots within the proposed subdivision range in size from 7,002 square feet to 18,362 square feet.

B. Description of the Project Site: The subject site consists of seven (7) parcels totaling 30.90 acres. The rectangle shaped project site is bounded on the north by Palmdale Boulevard (Major Arterial Street), to the west by 65th Street East (Secondary Arterial Street), to the east and south by vacant land (TM 49147) under development.

The site is relatively flat with approximately 1% overall gradient to the northwest. No major landforms were seen on site. The site has been degraded by human encroachment with pedestrian and off road vehicle tracks throughout the site. Trash and illegal dumping are evident. Vegetation across the site consists of a Joshua tree woodland, annual grasses, weeds, chaparral bushes, and cactus sagebrush. New perimeter walls have been constructed along the east and south boundary for Tract 49147 that is currently under development.

INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 3

C. Surrounding Land Uses:

- North: Palmdale Boulevard (Major Arterial Street) / vacant land beyond (Los Angeles County boundary)
- East: vacant land under development (TM 49179)/ designated R-1-7,000 (Single-Family/ 3.1-6 du/ac)
- South: vacant land under development (TM 49179)/ designated R-1-7,000 (Single-Family/ 3.1-6 du/ac)
- West: 65th Street East (Secondary Arterial Street) and existing single family homes beyond (TR 46757)/ designated R-1-7,000 (Single-Family/ 3.1-6 du/ac)

D. Is the proposed project consistent with:

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
City of Palmdale General Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Applicable Specific Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
City of Palmdale Zoning Ordinance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Congestion Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional Comprehensive Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

E. Have any of the following studies been submitted?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Geology Report | <input type="checkbox"/> Historical Report |
| <input type="checkbox"/> Hydrology Report | <input checked="" type="checkbox"/> Archaeological Report |
| <input checked="" type="checkbox"/> Soils Report | <input type="checkbox"/> Paleontological Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Line of Sight Exhibits |
| <input checked="" type="checkbox"/> Noise Study | <input type="checkbox"/> Visual Analysis |
| <input checked="" type="checkbox"/> Biological Study | <input type="checkbox"/> Slope Map |
| <input type="checkbox"/> Native Vegetation Preservation Plan | <input type="checkbox"/> Fiscal Impact Analysis |
| <input type="checkbox"/> Solid Waste Generation Report | <input type="checkbox"/> Air Quality Report |
| | <input type="checkbox"/> Hazardous Materials/ Waste |

(Studies may be reviewed by contacting the case planner at (661) 267-5200.)

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 4

IV. DETERMINATION

On the basis of this initial evaluation:

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

This initial study was prepared by:

Donna Fairchild, Assistant Planner II

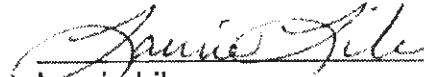
Date

Date

8.24.06

Asoka Herath

Assistant Director of Planning



Laurie Lile

Director of Planning

V. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or (mitigated) negative declaration. In this case, a discussion should identify the following:

A. Earlier analyses used.

City of Palmdale General Plan FEIR, (SCH No. 87120908) prepared for the City of Palmdale by Michael Brandman Associates, and certified by the Palmdale City Council (Resolution No. 93-10) on January 25, 1993. This document was prepared to analyze the potential impacts from full build-out of the City's General Plan, including the provision of roadways, infrastructure, and development of urban uses. The General Plan EIR anticipated that significant impacts to air quality, loss of open space, seismic related risks, biological resources, jobs/housing balance, traffic impacts at 11 roadway links and cumulative impacts to groundwater resource would occur with implementation of the City's General Plan. All other impacts were found to be mitigatable to a level of insignificance through the mitigation measures imposed under the EIR and implementation measures contained within the General Plan. A copy of this EIR is available.

INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 6

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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VI. EVALUATION OF ENVIRONMENTAL IMPACTS

A. Earth:

Based on the geotechnical or soils study for the project, review by the City's Engineering Department, and/or the General Plan Update:

1. Soils

a. Are there any areas of potential differential settlement on the project site which could significantly impact development of the proposed project?

b. Is the site in an area of high shrink/swell (hydrocompaction) potential which could significantly impact development of the proposed project?

c. Is the site in an area of potential subsidence?

d. Will the project result in a significant increase in wind or water erosion of soils, either on- or off-site?

e. Could the project result in siltation deposition, or erosion which may modify a stream channel, or adversely affect downstream flood control facilities?

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 7

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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The project site is identified as having low soil expansion potential, none to slight erosion potential, high soil infiltration capacity, and low to moderate subsidence potential according to Exhibits S-10, S-11, S-12, and S-14 of the Palmdale General Plan.

A Geotechnical report prepared by Southwest Geotechnical, Inc. dated June 30, 2005, stated that the natural soil or alluvium observed on site consist of silty fine to medium grained sand with some gravel up to three (3) inches in diameter, light grayish-brown, slightly moist, porous, and loose. Groundwater was not encountered on the site's surface or test holes in the form of seeps or springs to a maximum depth of 8.5 feet. The California State Water Resources Control Board and The California Regional Quality Control Board – Lahontan Region map shows the depth of groundwater to be 247 feet below the ground surface as stated in the submitted geotechnical report. The report recommends that the site is to be excavated to a depth of 4.5 feet below existing grade and a minimum of three (3) feet of compacted fill shall be provided below the base of all footings.

The use of standard City requirements for grading and building plans will insure that impacts from soils, dust, and runoff will be reduced to a level of insignificance. Therefore, the proposed project will not have an impact due to shrink/swell potential, subsidence and differential settlement.

2. Earthquakes

Based on the Alquist-Priolo Earthquake Fault Zoning Map (as amended 1994) and California Division of Mines and Geology Special Publication 42 (1997), or the geotechnical report for the project site:

- a. Is the site in a fault rupture hazard zone? Yes No

If yes:

- i. Is there an active or potentially active fault on the project site? Yes No

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 8

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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- ii. Does the project include a school, emergency or public facility, day care center, nursing home, or high rise building? Yes No

- b. Is the site in a zone subject to seismic ground shaking, ground failure, or liquefaction?

The project site is located approximately 3.5 miles northeast of the Alquist-Priolo Earthquake Fault Zone. The project is located within Seismic Shaking Zone 1 according to General Plan Exhibit S-3, Earthquake Fault Zones. Building design requirements as required by 2001 Uniform Building Code also precludes structural damages from such secondary seismic hazards due to a shaking, liquefaction, lateral spreading or settlement at this site.

According to the soils report prepared by Southwest Geotechnical, Inc. dated June 30, 2005, ground water is located approximately 247 feet below ground level. According to General Plan Exhibit ER-4, the ground water is greater than 100 feet below the surface at this location. Therefore, the site is not subject to liquefaction because the depth of the groundwater level. Fault rupture, ground shaking, and liquefaction do not constitute the potential for a significant impact on the environment.

3. Slopes

Based on the U.S.G.S. Topographic Map, the slope map submitted for the project, the geotechnical report for the project, and/or a site inspection:

- a. Does the project site contain slopes of 10% or greater?

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 9

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| b. Is any significant modification of major landforms proposed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c. Is the project in an area of landslide risk, or are landslides present on the project site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Will project grading create slopes, on- or off-site, that could be subject to landslides, mud slides, or erosion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

The project site contains no major landforms or area with landslide potential. The site is relatively flat and contains less than 1% gradient sloping to the northwest. Grading of the property will result in building pads to be approximately one to two (1-2) feet higher than the finished street. Therefore, as designed there is not a potential for a significant effect on the environment due to intrusion into slopes over 10%, major landform modification, landslides or project grading.

4. Quarry Zone

Based on a site inspection, the City's General Plan Land Use Map, and/or the Significant Gravel Resource Area Maps of the State Department of Mines and Geology:

- a. Would development of the project impede the extraction of significant mineral resource deposits?
- | | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
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The site is located approximately 1 mile west of a designated quarry area located at 73rd Street East and north of Avenue S as shown on the

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 10

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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General Plan Land Use Map. Development of the site will not impede the extractions of mineral resources.

B. Air:

Based on the criteria in the South Coast Air Quality Management Handbook for the Preparation of EIRs (1987), the Air Quality Study prepared for the proposed project, the South Coast Air Quality Management Plan, and EIR (1991), and/or the land use proposed:

1. Emissions

- a. Will the project result in significant air emissions or deterioration of ambient air quality either from stationary or mobile sources?

- b. Could the proposed project produce potentially toxic air emissions?

- c. Will the project potentially result in the creation of objectionable odors?

- d. Could the project result in the alteration of air movement, moisture or temperature, or any change in climate either locally or regionally?

The proposed residential use of this site is not expected to produce significant emission or air pollutants. The development of 101 single

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 11

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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family lots is consistent with the land use designation and has been evaluated in the General Plan EIR with respect to air quality impacts from build-out of the Planning Area. Development of this project is not expected to produce significant air pollutants from automobile exhaust; however, during construction, dust will be generated by grading activities contributing to airborne particulates. Standard measures for dust control during construction are required by the Department of Public Works that will mitigate construction impacts on air quality to a level of insignificance. In addition, the applicant will be required to comply with the City's Congestion Management Plan that will further reduce emission levels.

Long-term air quality impacts would consist of mobile source emissions fumes due to the approximately 1,049 average daily vehicle trips generated by the development of this tract based on the Institute of Traffic Engineers Manual 7th Edition. Emissions should not exceed acceptable levels due to vehicle emissions standard requirements. The General Plan EIR adequately addressed the mobile source emission impacts and no further analyses are required. Therefore, the project does not result in significant adverse impacts to air quality.

C. Water:

1. Natural Streams, Springs, and Wetlands

Based on the type of project, the U.S.G.S. Topographics Maps, the exhibits and studies submitted for the project, and/or a site inspection:

- a. Does the project site contain a blue-line stream, spring, seep, or wetland?

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 12

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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b. Will the project include changes in the course or volume of water in a local stream or wetland which require Department of Fish and Game or Army Corps of Engineers permits?

c. Will the project result in the loss of, or changes to, significant stands of riparian vegetation?

Based on a site inspection by staff and review of the U.S.G.S. Topographic Map, Palmdale Quadrangle, the site does not contain a blue line stream, spring, seep, or wetland. Additionally, the Geotechnical report prepared by Southwest Geotechnical, Inc, dated June 30, 2005, found no evidence of adverse concentrated drainage, i.e., no rill or gully erosion was noted during the study. Therefore, there is no potential for a significant adverse impact to natural streams, springs, or wetlands due to development of this project.

2. Other Surface Waters

Based on a site inspection, and review of the Map of Aqueduct Facilities (Dept. of Water Resources, East Branch Hydrology Palmdale Area), and/or the General Plan:

If the project is adjacent to or near the California Aqueduct:

a. Could the project result in a significant increase in runoff of storm or nuisance water toward the aqueduct?

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 13

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b. Will the project be significantly affected by storm or nuisance water runoff flowing through aqueduct culverts or pools?

The proposed project is located approximately 3.25 miles north (downstream) of the aqueduct; therefore, storm and nuisance water runoff is not expected to impact the aqueduct. The project site is located outside the Aqueduct Failure Flow Direction as shown on Exhibit S-7 of the General Plan. Therefore, there is no potential for significant adverse impact resulting from an increase in runoff of storm or nuisance water toward the aqueduct.

Based on a review of the General Plan and/or a site inspection:

c. Is the project located above Lake Palmdale where urban runoff could significantly impact the lake?

d. Is the project located in an inundation area below Lake Palmdale dams, or Littlerock Dam?

The project site is located approximately 6 miles east of Lake Palmdale and 5 miles north of Littlerock Dam. The project is located outside the inundation areas of Lake Palmdale and Littlerock Dam; therefore, there is no potential for significant adverse impact resulting from flooding to the environment.

Based on review of the FIRM Map, the Master Plan of Drainage and/or review by the Department of Public Works/Engineering:

INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 14

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| e. | Is the site in an area of flood hazard as shown on the FIRM Map, or as identified by the Engineering or Public Works Departments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f. | Will the project result in a significant increase in peak runoff that could increase flood hazard off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g. | Would development of the project impede the implementation of the City's Master Plan of Drainage or Drainage Management Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

A review of the FIRM map indicates that the project is located in Zone X, areas of 500-year flood as indicated on Flood Insurance Rate Map; Community Panel Number 060144 0045D dated March 30, 1998. Design and construction of this project must conform to the City of Palmdale Municipal Code Title 15, Chapter 15.28, Flood Plain Management. Compliance with the requirements will reduce the potential for flood hazard impacts to a level of insignificance.

Flows from this site are not expected to create a significant increase in peak runoff that could increase flood hazard off-site as the project site includes one detention basin, lots 54 and 55. Additionally, the City of Palmdale Drainage Master Plan has been designed to mitigate the impact of development by designing the proposed on-site basin to control and reduce the current on-site flow by 15%. Therefore, development of this project will not result in a potential for significant adverse impact from flooding.

- h. Will any aspect of the project result in discharge of materials into surface waters, or in any alteration of surface water

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 15

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quality, including but not limited to, temperature, dissolved oxygen, or turbidity?

i. Will the project result in the significant alteration of the direction or rate of flow of groundwater?

The project is not expected to result in discharge of materials into surface waters. The possibility of altering the direction or rate of flow of groundwater is unlikely given that ground water is more than 100 feet below the surface according to Exhibit S-3 of the General Plan. Therefore, this does not constitute the potential for significant impact to the environment.

Based on the type of project, project submittals and exhibits, and/or a site inspection:

j. Could the project result in a change in the quantity or quality of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?

k. Could the project result in a substantial reduction in the amount of water otherwise available for public water supplies?

The project could not disrupt the quantity of groundwater available because groundwater is in excess of 100 feet deep, minimizing the potential for interception of aquifers by cuts or excavations during site

INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 16

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preparation. Therefore, this does not constitute the potential for a significant impact to the environment.

D. Plant Life:

Based on a site inspection, the biological report, and/or the Native Vegetation Preservation Plan submitted for the project:

1. Is there a significant stand of desert vegetation on the site which will be adversely impacted by the project?

2. Will the project result in a reduction of the numbers of any unique, rare, or endangered species of plants?

3. Will the project result in the introduction of invasive, non-native species of plants into an area; or will the project create a barrier to the normal replenishment of existing native plant species?

4. Will the project result in a significant reduction in acreage of native vegetation?

A Biological Resource Assessment prepared by Mr. Mark Hagan dated August 29, 2005, identified the area as a Joshua tree woodland and desert scrub plant community. A total of 149 Joshua trees were observed on site. A standard condition for this tentative tract map will require a Native Desert Vegetation Preservation Plan be prepared in accordance with Title 14 of the City of Palmdale Municipal Code to preserve Joshua trees existing on the site prior to any ground disturbing activities.

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 17

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Additionally, Mr. Mark Hagan identified a total of 48 plant species during the site inspection; however, no endangered plant species were noted in his report. Therefore, development of the site will not impact a significant stand of desert vegetation on the site, or introduce non-native species of plants into the area; or create a barrier to the normal replenishment of existing native plant species, or significantly reduce acreage of native vegetation.

E. Animal Life:

Based on the biology report submitted for the project and/or a site inspection: Will the proposal result in:

1. Will the project result in a significant loss of biological diversity?

2. Will the project result in the reduction of the numbers of any unique, rare, or endangered species of animals?

3. Is the project located in a Significant Ecological Area where the introduction of animals associated with urbanization could adversely affect native species; or where the project will result in a barrier to the migration or movement of animals?

4. Will the project cause significant deterioration of, or loss of, existing fish or wildlife habitat?

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 18

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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A Biological Resource Assessment prepared by Mr. Mark Hagan dated August 29, 2005, identified the project site as having 21 wildlife species. No desert tortoises or their habitat was observed during the survey. No other state or federally listed species were observed during the field survey.

Burrowing owls are a California Department of Fish and Game (CDFG) Species of Special Concern, whose burrow sites are protected. Burrowing owl habitat is typically located in arid scrublands with low-growing vegetation and they normally nest in pre-existing burrows (which they enlarge and empty). The project site provides this environment; therefore, the following mitigation measure has been added to the project.

A burrowing owl survey shall be conducted by a qualified biologist 30 days prior to ground disturbing activity, who will prepare and submit a report to the City and the State of California Department of Fish and Game (CDFG) prior to grading to verify there are no burrowing owls on the property. The applicant shall comply with any requirements of the CDFG.

The Mohave ground squirrel is a State-listed threatened species protected under the California Endangered Species Act of 1984. The project site is located within the geographic range of the Mohave ground squirrel and may be subject to compensation and mitigation of a Section 2081 permit by the Department of Fish and Game. The following mitigation measure has been applied to this project based on the above information.

The applicant shall consult with the California Department of Fish and Game as to any appropriate surveys to be conducted and potential mitigation and/or compensation with regard to Mojave ground squirrel and comply with the recommendations.

As stated above in Response D, the site contains a Joshua tree woodland that provides a suitable environment to support roosting and nesting habitat for birds. Mark Hagan observed six bird nests in the Joshua tree, one bird nest were observed in silver cholla and one nest in a Joshua tree of a common raven. Many species of birds and their active nests are

INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 19

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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protected under the Migratory Bird Treaty Act and their nest and eggs are protected under Fish and Game Code Section 3503; therefore, a Nesting Bird Survey is required if ground-disturbing activities are to occur during the nesting season. The following mitigation measure has been added to the project.

A Nesting Bird Survey shall be conducted by a qualified biologist 7 days prior to grading/vegetation removal if grading is to occur during the nesting season. If active bird nests are found, the applicant is to comply with the recommended permits or mitigation measures.

Therefore, with implementation of the mitigation measures development of the project does not constitute the potential for a significant impact to the environment.

F. Noise:

1. If the project is residential or noise sensitive, will it expose people to severe noise levels because it is located:
 - a. adjacent to the Freeway?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 - b. within 200 feet of the railroad?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 - c. adjacent to an existing or future arterial street?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located approximately 7 miles east of State Route 14 and 2 miles north of the Union Pacific Railroad. When the City of Palmdale updated its General Plan in 1993 and Zoning Ordinance in

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 20

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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1994, the impact of noise on residential units adjacent to arterial streets had been addressed and mitigated through an increase in the required setback along such streets and the requirements for the installation of six foot high, solid masonry perimeter walls. Any residential lot which backs onto an arterial street is required to be a minimum of 110 feet in depth, in addition to a five-foot landscape easement along secondary arterial streets or a ten-foot landscape easement adjacent to major arterial streets.

An Acoustical Analysis prepared by Davy & Associates, Inc. dated July 19, 2005, found that the present and future exterior noise levels along Palmdale Boulevard and 65th Street to be within the required 65 CNEL exterior noise standard as stated in the City of Palmdale General Plan. The interior noise levels were evaluated based on the use of standard building construction standards and complying with California Noise Insulation Standards (Title 24) as required by the City of Palmdale. However, the noise study recommended that all north and south and east facing windows and glass doors be glazed with STC 32 glazing for homes adjacent to Palmdale Boulevard. The following mitigation measure has been added to the project to further minimize the noise impact to the proposed single-family residences.

All north, south, and west facing perimeter windows and glass doors of homes adjacent to Palmdale Boulevard are to be glazed with STC 32 glazing to reduce the interior noise levels for all habitable spaces.

In addition, Variance 06-07 is a request to reduce the required lot depth on lots 1 and 2 that back onto 65th Street East (Secondary Arterial Street) to 108 feet and 101 feet respectively. Both lots are required to be 110 feet deep; however, the design of these two lots is constrained by a planned street connection point of a previously approved tract map to the south. The lots are also located on a knuckle and the curve of the street reduces the lot depth. The reduced depth of these two lots is will not be substantial enough to subject the homeowners to excessive noise levels.

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 21

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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Therefore, with the required landscaping along arterial streets, increased lot depth, adopted City of Palmdale building construction standards and the above mentioned mitigation measure, development of the proposed project does not constitute the potential for a significant impact on the environment.

2. Is the proposed project within the Plant 42 over-flight area, or the 65 CNEL boundary?

The project is not within Plant 42 over-flight areas, or in a 65 CNEL boundary according to the City of Palmdale General Plan Overlay Map. Therefore, there will be no significant adverse impact to this development.

3. Will the project generate a noise level exceeding 65 CNEL at the project boundary after construction that could significantly impact an adjoining land use?

The proposed single-family residential use will generate noise at levels consistent with the surrounding neighborhoods and therefore, this item does not constitute the potential for a significant impact on the environment.

G. Light or Glare:

Based on the type of project, and/or project submittals and exhibits:

1. Will the project produce significant new sources of light or glare that would disturb neighboring uses or significantly change the light environment visible from other areas of the City?

INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 22

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will result in the introduction of new light from streetlights, automobiles, and homes. Any light or glare associated with the proposed development of 101 residential lots will not have a significant adverse impact on adjacent properties because surrounding areas include proposed and existing single family uses of the same density and intensity as this project, thus having similar lighting standards and sources. Therefore, light and glare from this project do not constitute the potential for a significant impact to the environment.

H. Land Use:

1. Will the project result in a substantial alteration of the present or planned land use of an area?

2. Are adjoining or planned land uses greatly different from that of the proposed project so that a potentially substantial interface problem would be created?

3. If the project is located within the Plant 42 AICUZ zone, does it conflict with the joint land use policies established for those zones?

The project will not result in any alteration of planned land uses in the area because the proposed single family residential use is a permitted use within the R-1-7,000 (Single Family Residential) zone which is consistent with the General Plan Land Use designation of SFR-3 (Single-Family, 3.1-6 dwelling units per acre). Adjacent land uses include existing single-family homes and subdivided land for single-family homes; therefore, this does not constitute the potential for a significant impact on the environment due to conflicting interface problems.

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 23

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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I. Natural Resources:

1. Will the project result in a significant increase in the rate of use of any natural resources?

2. Will the project result in the substantial depletion of any non-renewable natural resources?

The proposed project will not engage in any direct activities designed to deplete natural resources. The construction of 101 single-family homes will require the use of stone, sand, gravel, wood, metals and combinations of these and similar natural materials (resources) in their construction. The harvesting/mining of such resources has been approved through other agencies and the resulting products are available to the applicant for construction of this project. The amount of resources to be used is relatively insignificant. Therefore, development of the project site would not result in adverse impacts to the environment due to a significant depletion of natural resources.

J. Risk of Upset:

1. Will the project result in a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation) in the event of an accident or upset condition?

The project site is not located within a hazardous waste site or an area that might be of risk to explosion or release of hazardous substances. Therefore, development of this project site would not result in a significant

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 24

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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adverse impact to the environment from explosion or release of hazardous substances.

2. Will the project result in possible interference with any emergency response plan or emergency evacuation plan?

The General Plan Safety Element Exhibit S-1 identifies Palmdale Boulevard as the closest emergency evacuation route to the proposed project area. The subdivision has been designed so that lots do not front onto Palmdale Boulevard so complementation of any emergency response plan or emergency evacuation plan will not be impeded. Therefore, the development of this project would not have the potential to interfere with any emergency response plan or emergency evacuation plan.

3. Is the site included on any known State Hazardous Waste Site list?

The proposed site is not listed on the State of California Hazardous Waste Site (April 1998) list. Also, the property owner has submitted a signed certification, pursuant to Section 65962.5(e) of State Government Regulations, that, to the best of his knowledge, the site is not identified on this list and that it contains no hazardous wastes; therefore, this does not constitute the potential for a significant impact on the environment.

4. Is the project within or adjacent to a high fire hazard area as shown in the General Plan, identified by the Los Angeles County Fire Department or based on a site inspection?

The project site is located north of the foothills of the San Gabriel Mountains, within the Antelope Valley floor and outside of the wildfire

INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 25

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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hazard zone as shown in Exhibit S-58 of the General Plan. Therefore, this does not constitute the potential for a significant impact on the environment.

K. Population:

Based on the type of project:

1. Will the project significantly alter the location, distribution, density, or growth rate of the human population of an area?

The project will result in an increase in density and population in the City of Palmdale by approximately 359 residents based on figures released by the California Department of Finance in January 1, 2006, which estimates the persons per household in Palmdale as 3.559. This growth has been anticipated and is consistent with the General Plan Housing Element's goals and objectives. Therefore, development of the project site would not result in a significant impact to the populations.

L. Housing:

Based on the type of project?

1. Will the project create a significant demand for additional housing?

2. Will the project result in displacement of people from existing housing on the site?

The construction of this project may include a small demand for housing for construction workers; however, due to the size of the project, it is not

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 25

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

hazard zone as shown in Exhibit S-58 of the General Plan. Therefore, this does not constitute the potential for a significant impact on the environment.

K. Population:

Based on the type of project:

1. Will the project significantly alter the location, distribution, density, or growth rate of the human population of an area?

The project will result in an increase in density and population in the City of Palmdale by approximately 359 residents based on figures released by the California Department of Finance in January 1, 2006, which estimates the persons per household in Palmdale as 3.559. This growth has been anticipated and is consistent with the General Plan Housing Element's goals and objectives. Therefore, development of the project site would not result in a significant impact to the populations.

L. Housing:

Based on the type of project?

1. Will the project create a significant demand for additional housing?

2. Will the project result in displacement of people from existing housing on the site?

The construction of this project may include a small demand for housing for construction workers; however, due to the size of the project, it is not

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 26

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

expected that a significant demand for additional housing will be generated in order to construct this subdivision. The site is currently vacant and no people will be displaced by the implementation of this project. Therefore, the land subdivision and development of the project site would not result in significant adverse impacts to the housing supply.

M. Transportation/Circulation:

Based on review of the type of project, project exhibits, a site inspection, and/or review of the Institute of Transportation Engineers, Trip Generation or the applicant's traffic study:

1. What is the estimated number of average daily vehicle trips, and a.m. and p.m. peak hour trips, generated by the proposed project?

1049 ADT: 83 a.m. peak, 112 p.m. peak

2. Will the traffic generated by this project cause a reduction of Level of Service at an intersection or on a street segment?

The City Traffic Engineer has reviewed the average daily trips to be generated by this project and determined that development of this project would not cause a reduction of Level of Service at Palmdale Boulevard or 65th Street East. The developer of this project will be required to pay Traffic Impact Fees that provide for improvements of City streets. Therefore, development of this project does not constitute the potential for a significant impact on the reduction of the level of service on streets providing access to this development.

3. Does circulation within the project prevent the safe and orderly flow of people and vehicles, including emergency vehicles?

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 27

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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The project has been reviewed by the City Traffic Engineer and the Los Angeles County Fire Department and it has been determined that the project has been designed with adequate access and accommodation for safe vehicular flow, including emergency vehicles, in the area. Therefore, circulation issues do not constitute the potential for a significant impact to the environment.

4. Will the project create or experience access problems as designed, or create any obstruction to the safe flow of traffic?

Refer to the response for M-2 and M-3 above.

5. Could the project result in a significant alteration to rail or air traffic?

The project is a residential subdivision and will have no direct impact to either rail or air traffic. Therefore, this does not represent the potential for a significant environmental impact to rail or air traffic.

6. Will the project create a significant shortage of parking?

Parking for the project is being designed and provided in accordance with the off-street parking standards of the Zoning Ordinance to accommodate single-family residential uses and will promote safe vehicular flow and provide adequate off-street parking. Therefore, this does not constitute the potential for a significant impact to the environment.

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 28

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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N. Public Services:

1. Fire Protection

What is the roadway distance and location of the nearest fire station: The closest fire station is located approximately 4 miles west of the site, on the corner of Avenue S and 27th Street East. A future fire station is anticipated within the Domenic Massari Park located at the southeast corner of Avenue R and 55th Street East.

a. Will the project result in a need for significant additional fire protection services?

The City of Palmdale has adopted a Fire Facilities Impact Fee Ordinance and compliance with that Ordinance will assist in mitigating impacts to fire protection services. Additionally, the applicant will be required to provide public hydrants that provide water pressure and durations as specified by the Los Angeles County Fire Department. Therefore, this does not constitute the potential for a significant impact to the environment.

2. Police Protection

Are there any aspects of the project that would create a significant impact to police protection?

The project is within the existing boundaries of the City in which contract services are obtained from the Los Angeles County Sheriff's Department. The City reviews this contract from time to time and increases services if needed. However, no additional impacts are anticipated as a result of this subdivision. Therefore, this does not constitute the potential for a significant impact to the environment.

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 29

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Schools

In what elementary and high school attendance area is the project?

- a. Antelope Valley Union High School District
Palmdale School District
- b. Approximately how many students will the project generate?
Based on the Palmdale School District data staff estimates that the project will generate 0.5296 students per dwelling unit grades K-6 and 0.1542 students for grades 7-8, for a total of 69 students. The Antelope Valley Union High School District data staff estimates 34 students (0.339 students per household) will be generated as a result of this project. The total number of students generated by this project is estimated to be 103 students.
- c. Would the students generated by the project significantly contribute to the affected schools exceeding their designed capacity?

The California State Legislature enacted the "Leroy F. Green School Facilities Act of 1998" (Senate Bill 50) which provides (California Government Code Section 65995) that "the payment or satisfaction of a fee, charge or other requirement levied or imposed...is deemed to be full and complete mitigation of the impacts of any legislative or deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving...the planning, use, or development of real property...on the provision of adequate school facilities." California Government Code Section 65996(b) goes on to provide that payment of school impacts fees is "deemed to provide full and complete school facilities mitigation." Both school districts have established school impact fees, as provided under California Government Code Section 65996(a). Accordingly, the proposed project will be required to provide the maximum

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 30

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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mitigation allowed by law. Therefore, development of the proposed project will not constitute a significant impact to schools.

4. Parks and Recreation

Will the proposed project result in an impact on the quality or quantity of existing parks or recreational facilities, including trails or bicycle paths?

This project has the potential to increase the population of the City by approximately 359 persons. These people will create an increase in demand for park services. Growth and the subsequent increase in demands for park services has been anticipated and planned for by the City. The project will be required to comply with Chapter 3.34 of the Municipal Code and provide land or in lieu of fees to mitigate impacts to parks and recreation facilities as required by the Municipal Code. Therefore, development of this project will not have the potential to create significant impacts to parks and recreation.

5. Public Facilities

Will the proposed project have a significant impact on maintenance of public facilities, including roads, drainage facilities, slopes, open space and trails?

A five-foot landscape easement along the east side of 65th Street East, 10-foot landscape easement along the south side of Palmdale Boulevard and the maintenance of one detention basin are required to be maintained through the formation of Landscape Maintenance District after the project has met the City Engineering Division standards. Therefore, implementation of the proposed project will not create significant impacts to maintenance of public facilities.

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 31

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. Library Services

Will the project result in a significant impact to library services due to increased population?

The developer will be required to comply with the provisions of Chapter 3.45 (Public Facility Development Impact Fee Ordinance) of the Palmdale Municipal Code as stated in the Conditions of Approval. Therefore, implementation of the proposed project will not create significant impacts to library and other governmental services as provided by the City of Palmdale.

7. Other Governmental Services

Will the project have a significant impact on a government service or agency not listed above?

The increase in population and houses will have an impact on government services such as planning, building and safety, and holding elections. However, the City has anticipated these impacts and necessary adjustments will be made from the increased tax base generated by growth. Therefore, construction of this project will not have a significant impact on other governmental services.

O. Energy:

1. Will the project result in the use of substantial amounts of fuel or energy?

INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 32

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. Will the project result in a substantial increase in demands upon existing sources of energy, or require the development of new sources of energy?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would result in the construction of 101 single-family homes. The occupancy of these units would result in the use of fuel and energy. However, these new units will be constructed under Title 24 energy requirements and the ultimate use of this fuel and energy has been allocated by the applicable provider and is not considered significant. Therefore, construction of this project will not create significant impacts to energy resources.

P. Utilities:

Will the proposal result in a need for new systems, or substantial alterations to the following utilities:

1. Power or natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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2. Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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3. Water?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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4. Sanitary sewer?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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INITIAL STUDY
 Variance 06-07 and Tentative Tract Map (TTM) 063364
 Page 33

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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5. Solid waste disposal?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project will require extension of and construction within the site of all necessary utilities. Extension of services to all areas of the City has been evaluated in the EIR for the City's General Plan and the applicable utility providers have not indicated that they will not or cannot serve the proposed subdivision. Therefore, construction of the proposed project will not create significant impacts to the utilities.

Q. Human Health:

Based on the type of project:

1. Will the project create any health hazard or potential health hazard (excluding mental health)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2. Will the project result in the exposure of people to potential health hazards?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No aspects of the proposed project have been identified which have the potential to create any health hazards. Therefore, implementation of this project does not represent a significant impact to human health.

R. Aesthetics:

1. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 34

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

The project will not result in the obstruction of a scenic view nor will it create a visually offensive site. Therefore, development of this project does not represent a significant impact to the environment.

S. Cultural Resources:

1. Will the proposal result in the alteration or destruction of a prehistoric or historic archaeological site, or historic structure(s)?

Site inspection performed by: Scott M. Hudlow, M.A.

2. Will the proposal result in potential adverse impacts on paleontological resources?

The project site is vacant and the General Plan Environmental Resources Element Exhibit ER-7 identifies the area as having a moderately high sensitivity for archaeological finds. Paleontological Sensitivity Map, ER-8 of the General Plan finds that the proposed project site as an area having undetermined sensitivity for paleontological resources.

A Phase 1 Cultural Resource Survey was conducted of the site by Hudlow Cultural Resource Associates dated August, 2004. The report summary stated, "No archaeological resources were identified. No further work is required. If archaeological resources are encountered during the course of construction, a qualified archaeologist should be consulted for further evaluation." However, three (3) historic archaeological sites have been identified within one mile of the project area. Due to the close proximity of the sites, if an artifact is discovered during grading or excavation, all activity shall cease in the immediate area and a qualified professional contacted to evaluate the find. A standard condition will be added to the project that states, "In the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature,

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 35

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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all grading or excavation shall cease in the immediate area, and the find left untouched until a qualified professional archaeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendations as to disposition, mitigation, and/or salvage.” Therefore, construction of this project does not present the potential for adverse impact on paleontological and archaeological resources.

T. Public Controversy:

1. Is the project or action environmentally controversial in nature or can it reasonably be expected to become controversial upon disclosure to the public?

There are no aspects of this project that are expected to be environmentally controversial upon disclosure to the public. Therefore, this does not constitute the potential for a significant impact on the environment.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

- A. Does the project have the potential to 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, 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?

The proposal to subdivide 30.90 acres into 101 single-family residential lots within the R-1-7,000 zone does not have the potential to degrade the environment because the property is zoned for residential development.

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 36

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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The site has been degraded by human encroachment, disturbance due to vehicle traffic and refuse disposal.

The existing plant life does not involve a unique, rare, or endangered species as stated in the Biological Resource Assessment prepared by Mark Hagan, Wildlife Biologist dated August 29, 2005. However, the site contains Joshua tree woodland as identified on the site. Due to the number of Joshua trees, A Native Desert Vegetation Preservation Plan will be required to be prepared in accordance with Title 14 of the City of Palmdale Municipal Code.

The site contains a Joshua tree woodland that provides a suitable environment to support roosting and nesting habitat for birds. Many species of birds and their active nests are protected under the Migratory Bird Treaty Act and their nest and eggs are protected under Fish and Game Code Section 3503. Mr. Mark Hagan, Wildlife Biologist, observed six bird nests in the Joshua trees, one bird nest was observed in silver cholla and one nest in a Joshua tree of a common raven. The following mitigation measure has been added to the project.

A Nesting Bird Survey shall be conducted by a qualified biologist 7 days prior to grading/vegetation removal if grading is to occur during the nesting season. If active bird nests are found the applicant is to comply with the recommended permits or mitigation measures.

Burrowing owls are a California Department of Fish and Game (CDFG) Species of Special Concern, whose burrow sites are protected. Burrowing owl habitat is typically located in arid scrublands with low-growing vegetation and normally nest in pre-existing burrows (which they enlarge and empty). The project site provides this environment; therefore, the following mitigation measure has been added to the project.

A burrowing owl survey shall be conducted by a qualified biologist 30 days prior to ground disturbing activity, who will prepare and submit a report to the City and the State of California Department of Fish and Game (CDFG) prior to grading to verify there are no

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 37

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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burrowing owls on the property. The applicant shall comply with any requirements of the CDFG.

The Mohave ground squirrel is a State-listed threatened species protected under the California Endangered Species Act of 1984. The site has been identified to be within the geographic range of the Mohave ground squirrel and the existing site conditions could provide suitable habitat to support Mohave ground squirrels and may be subject to compensation and mitigation of a Section 2081 permit by the Department of Fish and Game. The following mitigation measure has been applied to this project based on the above information.

The developer is to consult with the California Department of Fish and Game as to any appropriate surveys to be conducted and potential mitigation and/or compensation with regards to Mohave Ground Squirrel.

Additionally, the project site does not have any historical structures or resources from California history or pre-history, and therefore, there is no potential impact to California history or pre-history.

With the implementation of the mitigation measures applied to this project, development of this project does not constitute the potential for a significant impact to habitat of a fish or wildlife species, plant or animal community.

- B. Does the project have impacts that are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

The project does not have any limited impact that would be cumulatively considerable because conditions have been placed upon the project that will reduce the potential individual impacts to a less than significant level.

INITIAL STUDY
Variance 06-07 and Tentative Tract Map (TTM) 063364
Page 38

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
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C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There are no aspects of the project that will have a substantial adverse effect on human beings directly or indirectly after compliance with standard conditions requiring compliance with all City, County and State codes applicable to the project. Therefore, there is no substantial adverse effect on human beings.

MITIGATION MONITORING PROGRAM AND COMPLIANCE RECORD

CASE NO.: Tentative Tract Map 063364

INITIAL STUDY PREPARED BY: Donna Fairchild, Assistant Planner II

DATE: August 22, 2006

APPLICANT: Royal Investors Group, LLC

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRE TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
1	Planning	The applicant shall consult with the California Department of Fish and Game as to any appropriate surveys to be conducted and potential mitigation and/or compensation with regard to Mojave ground squirrel and comply with the recommendations.	Prior to issuing a grubbing or grading permit				
2	Planning	A Nesting Bird Survey shall be conducted by a qualified biologist 7 days prior to grading/vegetation removal if grading is to occur during the nesting season. If active bird nests are found the applicant is to comply with the recommended permits or mitigation measures.	Prior to issuing a grubbing or grading permit				
		A burrowing owl survey shall be conducted by a qualified biologist 30 days prior to ground disturbing activity, who will prepare and submit a report to the City and the State of California Department of Fish and Game (CDFG) prior to grading to verify there are no burrowing owls on the property. The applicant shall comply with any requirements of the CDFG.	Prior to issuing a grubbing or grading permit				
		All north, south, and west facing perimeter windows and glass doors of homes adjacent to Palmdale Boulevard are to be glazed with STC 32 glazing.	Prior to approving plots plans				