



PALMDALE

a place to call home

August 13, 2020

STEVEN D. HOFBAUER
Mayor

RICHARD J. LOA
Mayor Pro Tem

LAURA BETTENCOURT
Councilmember

AUSTIN BISHOP
Councilmember

JUAN CARRILLO
Councilmember

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

Re: Notice of Determination for Tentative Tract Map 60431 Major Modification No. 1

Dear Sirs/Madam:

Enclosed is the Notice of Determination with the corresponding check for the above referenced project. Please process and return verification to:

Lynn O'Brien
City of Palmdale/Planning Department
38250 Sierra Hwy
Palmdale, CA 93550

If you have any questions you can call me at (661) 267-5200.

Sincerely,

A handwritten signature in blue ink that reads "K. Inman".

Kathy Inman
Senior Administrative Assistant

Enclosures

Auxiliary aids provided for

communication accessibility

upon 72 hours notice and request.



CITY OF PALMDALE

NOTICE OF DETERMINATION

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) 267-5200

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

State Clearinghouse Number: N/A

Project No.: Tentative Tract Map 60431 Major Modification No. 1

Project Applicant: Civil Design and Drafting, Inc.

Project Location (include county): Located north of the future alignment of Avenue M-8 and West of 70th Street West (APN: 3204-024-009 and -023), Palmdale, Los Angeles County, CA

Project Description: A request to subdivide two parcels into 155 lots for the purpose of constructing single-family residences in three phases.


This is to advise that the City of Palmdale (Lead Agency or Responsible Agency) has approved the above described project on August 13, 2020 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.

Notice of Determination
Tentative Tract Map 60431 Major Modification No. 2
August 13, 2020

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

Signature (Public Agency):



Carlene Saxton, Acting Planning Manager
City of Palmdale



Date
Governor's Office of Planning & Research

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

Aug 14 2020

STATE CLEARINGHOUSE



PALMDALE

a place to call home

March 10, 2011

JAMES C. LEDFORD, JR.
Mayer

MIKE DISPENZA
Mayer Pro Tem

LAURA BELTENCOURT
Councilmember

STEVEN D. HOFBAUER
Councilmember

TOM LACKEY
Councilmember

38300 Sierra Highway

Palmdale, CA 93550-4798

Tel: 661/267-5100

Fax: 661/267-5122

TDD: 661/267-5167

Mr. Farshad Matian
Victorville Enterprises, LLC
1718 Westwood Blvd.
Los Angeles, CA 90024

Re: Tentative Tract Map 060431

Dear Mr. Martian:

Enclosed is the 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.

Sincerely,

Lynn O'Brien
Administrative Secretary

Enclosure

Auxiliary aids provided for

communication accessibility

upon 72 hours' notice and request.

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

Business Filings

NORWALK

Cashier: L. ARTERBERRY



Wednesday, March 02, 2011 10:22 AM

Item(s)	Fee	Qty	Total
NoD - County Posting Fee		1	\$75.00
NoD - Negative Declaratio		1	\$2,044.00
Total			\$2,119.00

Customer payment(s):

Check	\$2,119.00
<u>Check List:</u>	
#2481	\$1,059.50
#2153	\$1,059.50

CITY OF PALMDALE
MITIGATED NEGATIVE DECLARATION

38250 Sierra Highway
Palmdale, California 93550

Case Numbers: Tentative Tract Map (TTM) 060431

Applicant: Mr. Farshad Matian, Victorville Enterprises, LLC, and
Mr. Daniel Saporzadeh, Lancaster Villas, LLC

Address: 1718 Westwood Blvd.
Los Angeles, CA 90024

Project Description: Tentative Tract Map (TTM) 060431 is a request to subdivide
75 acres into 155 lots including 151 single-family lots and 4
detention basin lots.

Project Location: Located at the northwest corner of Avenue M-8 and 70th
Street West

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment with application of the mitigation measures listed below. 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.

The mitigation measures which were made Conditions of Approval of the project are:

- No. 1 The applicant shall comply with the California Department of Fish and Game for any required permits or approvals, including obtaining a Streambed Alteration Agreement.
- No. 2 Comply with Title 14 of the Palmdale Municipal Code regarding Native Desert Vegetation, specifically California Junipers and Joshua Trees.
- No. 3 No more than 30 days prior to any ground disturbing activity, a preconstruction survey shall be conducted by a qualified biologist to determine the presence of any Threatened, Rare or Sensitive species. If any such species or signs of species are detected on the site, avoidance or mitigation measures shall be implemented in accordance with California Department of Fish and Game (CDFG) guidelines..

RESPONSIBLE AGENCIES: None

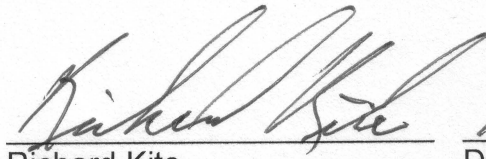
TRUSTEE AGENCIES: None

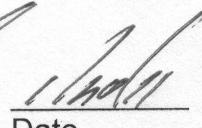
Mitigated Negative Declaration
TTM 060431
January 20, 2011
Page 2

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 February 10, 2010, 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: Juan Carrillo, 38250 Sierra Highway, Palmdale, California 93550; or phone (661) 267-5200. Please refer to the Case Number listed above.


Richard Kite
Planning Manager


Date

CITY OF PALMDALE
OFFICE OF THE
PLANNING DEPARTMENT

M E M O R A N D U M

TO: All Interested Parties

FROM: Planning Department

SUBJECT: REQUEST FOR REVIEW OF THE DRAFT MITIGATED
NEGATIVE DECLARATION FOR TENTATIVE TRACT MAP (TTM)
060431; A REQUEST TO SUBDIVIDE 75 ACRES INTO 155 LOTS
INCLUDING 151 SINGLE-FAMILY LOTS AND 4 DETENTION
BASIN LOTS

DATE: January 20, 2011

The attached Mitigated Negative declaration has been forwarded to you for review and comment. Comments will be received by the Planning Department until 5:00 p.m. on February 10, 2010. Comments should be directed to: Juan Carrillo, City of Palmdale Planning Department, 38250 Sierra Highway, Palmdale, California 93550 or telephone (661) 267-5200.

Copies sent to:
Applicant
Applicant's Engineer

City of Palmdale:

Case Planner
City Engineer
Director of Parks and Recreation
Director of Public Works
Library
Planning Counter Copy
Traffic Engineer

State Agencies:

California Department of Fish and Game (with a copy of the Biological Study)
Department of Water Resources

County of Los Angeles:

Los Angeles County Fire Dept. (4 copies)

Memorandum to All Interested Parties
TTM 060431
January 20, 2011
Page 2

Los Angeles County Sanitation Districts
Los Angeles County Sheriff's Dept.
Los Angeles County Transportation Commission
Los Angeles County Water Works Districts

School Districts:

Antelope Valley Union High School District
Westside Union School District

Utilities/Services:

AT&T
Antelope Valley Archaeological Society
West Antelope Valley Historical Society
Southern California Edison
Southern California Gas

CITY OF PALMDALE
PLANNING DEPARTMENT

INITIAL STUDY

QUESTIONNAIRE

APPLICATION NO: Tentative Tract Map (TTM) 060431

NAME OF APPLICANT: Mr. Farshad Matian, Victorville Enterprises, LLC, and Mr. Daniel Saporzadeh, Lancaster Villas, LLC

LOCATION OF PROJECT: Located at the northwest corner of Avenue M-8 and 70th Street West

APN: 3204-024-023 and 3204-024-009

EXISTING GENERAL PLAN LAND USE DESIGNATION: SFR-2 (Single Family Residential, 0-3 dwelling units per acre)

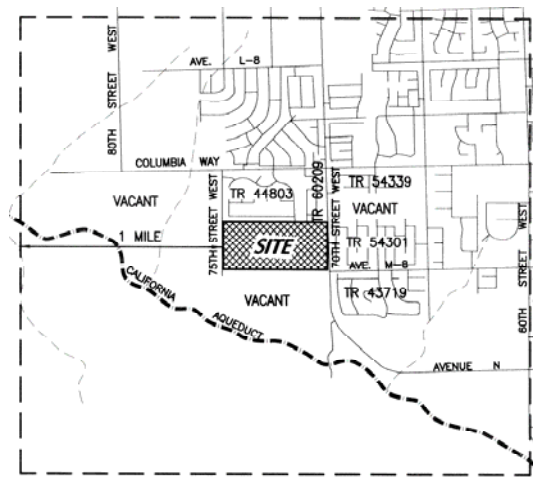
PROPOSED GENERAL PLAN LAND USE DESIGNATION: None

EXISTING ZONING: R-1-15,000 (Single Family Residential, 15,000 square foot minimum lot size)

PROPOSED ZONING: None

PRESENT LAND USE: Vacant land

LOCATION MAP:



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

A. Project Description: A request to subdivide 75 acres into 155 lots including 151 single-family lots and 4 detention basin lots located at the northwest corner of Avenue M-8 and 70th Street West. Proposed improvements will include site grading and infrastructure improvements within the subdivision, home construction, and off-site street improvements on 70th Street West, Avenue M-8, and 75th Street West.

B. Description of the Project Site: The project site contains an abandoned ranch with ruderal fields near the northwest corner of 70th Street West and Avenue M-8. The site has experienced considerable disturbance due to clearing of vegetation, fire, ornamental plantings and refuse disposal according to the Biology Report prepared for the project. Most of the existing vegetation is in various stages of re-growth and includes several species of weeds.

C. Surrounding Land Uses:

North: Existing residential / R-1-13,000 (Single Family Residential, 13,000 square feet minimum lot size) / SFR-2 (Single Family Residential, 0-3 du/ac)

East: Existing residential / R-1-13,000 (Single Family Residential, 13,000 sf minimum lot size) / SFR-2 (Single Family Residential, 0-3 du/ac)

INITIAL STUDY
TTM 060431
Page 3

South: Vacant land / R-1-20,000 (Single Family Residential, 20,000 sf minimum lot size) / SFR-2 (Single Family Residential, 0-3 du/ac)

West: Vacant land / R-1-20,000 (Single Family Residential, 20,000 sf minimum lot size) / SFR-2 (Single Family Residential, 0-3 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

E. Have any of the following studies been submitted?

- | | |
|--|---|
| <input type="checkbox"/> Geology Report | <input checked="" type="checkbox"/> Historical Report |
| <input checked="" type="checkbox"/> Hydrology Report | <input checked="" type="checkbox"/> Archaeological Report |
| <input checked="" type="checkbox"/> Soils Report | <input checked="" type="checkbox"/> Paleontological Study |
| <input type="checkbox"/> Traffic Study | <input type="checkbox"/> Line of Sight Exhibits |
| <input 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 | <input type="checkbox"/> Fiscal Impact Analysis |
| <input type="checkbox"/> Preservation Plan | <input type="checkbox"/> Air Quality Report |
| <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Hazardous Materials/
Waste |
| <input type="checkbox"/> Generation Report | |
| <input type="checkbox"/> Public Services/
Infrastructure Report | |

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

IV. DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project could not have a significant effect on the environment, and a Mitigated Negative Declaration will be prepared.

This initial study was prepared by:

Jan 20, 2011
Date

[Signature]
Date

Juan Carrillo, Assistant Planner I

[Signature]
Juan Carrillo
Assistant Planner I

[Signature]
Richard Kite
Planning Manager

V. EARLIER ANALYSIS

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 resources 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 for review at the City of Palmdale Planning Department.

The project site was previously analyzed under Zone Change 04-02 and Tentative Tract Map 060431. The Initial Study prepared for the project analyzed the impacts associated with the zone change of the subject 75 acres from R-1-20,000 to R-1-15,000. On May 6, 2004, the Planning Commission approved Tentative Tract Map 060431 and recommended approval of Zone Change 04-02 to the City Council. On June 28, 2004, the Palmdale City Council took action to approve Zone Change 04-02. Ordinance No. 1241 enacted the amendment to the Zoning Map which became effective on August 11, 2004.

Tentative Tract Map (TTM) 060431 was first analyzed and approved as mentioned above. The applicant failed to record the map as required within the time permitted. No application for a time extension was submitted and the map expired on October 4, 2007. Subsequently, a new application was submitted under the same Tentative Tract Map number.

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

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
TTM 060431
Page 7

Potentially Significant <u>Impact</u>	Potentially Significant Unless Mitigation <u>Incorporated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
---	---	---	---------------------

The project site is identified as having low soil expansion potential, moderate soil erosion potential, moderate soil infiltration capabilities and low to moderate subsidence potential according to Exhibits S-10, S-11, S-12 and S-14 of the Palmdale General Plan. According to the Geotechnical Report prepared by AV Geo Technics, Inc. dated September 8, 2003, and later addendum dated December 1, 2010, the subject site contains dense to very dense, slightly moist soils. On-site soils are primarily granular with an anticipated medium expansion potential. It is estimated that there will be a minimum of fifteen percent shrinkage approximately six inches below the surface soil at an average density of ninety three percent compaction relative to the maximum dry density, due to reworking of the surface soils excluding rocks and organics. Natural ground subsidence is estimated to be as much as one half inch, depending significantly on the methods and the compaction equipment used. The potential for soil liquefaction and other secondary seismic hazards such as lurch cracks and seismically induced settlement are considered to be minor at the site due to the dense mixture of sand, and groundwater at a depth of below fifty feet. Typically the procedure used to increase the bearing capacity, reduce the consolidation potential and provide more uniform bearing for proposed structures is to excavate the upper loose and potentially consolidatable soils, and to backfill such excavations with engineered fill until finished pad grades are obtained. The use of standard City requirements for grading, including recompaction, and building designs will ensure that impacts from soils will be reduced to a level of insignificance. Therefore, the proposed project will not have an impact from shrink/swell potential, subsidence or 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:

INITIAL STUDY
TTM 060431
Page 8

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

- i. Is there an active or potentially active fault on the project site? Yes No
- 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 in Seismic Shaking Zone 1 as shown on General Plan Exhibit S-3 and is subject to seismic ground shaking and failure. In accordance with the 2007 California Building Code, seismic structure design requirements will be based on the Seismic Design Category (SDC) for the proposed structure which is based on the Occupancy Category for the structure and on the level of expected soil modified seismic ground motion. The majority of structures in Palmdale will have a Seismic Design Category (SDC) of D (High seismic vulnerability) or E (Very high seismic vulnerability and near a major fault) based on the proximity of the City to the San Andreas Fault and soil types in the City. The final determination of the Seismic Design Category (SDC) will be made at the time of building plan submittal and review of a site specific soils report. Compliance with these seismic design requirements will reduce the potential impacts from seismic ground shaking and ground failure on building occupants and structures to a less than significant level.

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
TTM 060431
Page 9

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

b. Is any significant modification of major landforms proposed?

c. Is the project in an area of landslide risk, or are landslides present on the project site?

d. Will project grading create slopes, on- or off-site, that could be subject to landslides, mud slides, or erosion?

Topographically, the site slopes moderately northeast, having an approximate 120' fall from the southwest side to the northeast corner of the site. Due to the moderately sloping site topography, it is expected that moderate cut and fill grading techniques will be necessary to affect the site development with maximum anticipated permanent graded slope heights of up to 6 feet in the rear yards of some of the lots. The applicant is required to comply with City standards for erosion control. Therefore, there is no potential for a significant effect on the environment due to intrusion into slopes over 10%, major land form 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?

INITIAL STUDY
TTM 060431
Page 10

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

The project site is not located within an area containing significant mineral resources according to the State of California Division of Mines and Geology map and the General Plan; therefore, this does not constitute the potential for a significant impact on the environment.

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?

INITIAL STUDY
TTM 060431
Page 11

<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
---	---	---	----------------------

The proposed residential use of the site is not expected to produce significant emissions or air pollutants. However, during construction, especially on windy days, significant dust will be generated by grading activities and will contribute to particulates which degrade air quality. Particulates can be significantly reduced by site watering and suspension of grading operations during periods of high winds which are standard requirements of grading permit issuance. Therefore, there is no potential for a significant impact 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?

- 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?

There are no blue-line streams identified on the property based on the Del Sur USGS quad sheet, but a partial drainage course exists on the site from storm flows from the California Aqueduct culvert to the southwest. However, the applicant is required to cooperate with the California

INITIAL STUDY
TTM 060431
Page 12

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

Department of Fish and Game and obtain any permits that the Department requires such as a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et. Seq. of the Fish and Game Code, prior to any grading activities.

The following mitigation measure will be required as a condition of approval for the project:

No. 1 The applicant shall comply with the California Department of Fish and Game for any required permits or approvals, including obtaining a Streambed Alteration Agreement.

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?

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

The project site is located approximately half a mile northeast of the California Aqueduct as indicated by General Plan Exhibit S-7. In order to mitigate off-site flow south of the project from the aqueduct, the applicant has been conditioned to construct a drainage basin adjacent to the property to the south, provided that the City has acquired sufficient title to the property. In the event that the City has not acquired sufficient title to the property at the southwest corner of 70th Street West and Avenue M-8, the developer shall mitigate off-site flow in accordance with City

INITIAL STUDY
TTM 060431
Page 13

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

standards. Therefore, development of the proposed project will not result in significant impacts as a result of its proximity to 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 above Lake Palmdale and not located in the inundation area below Lake Palmdale according to Exhibit S-6 of the General Plan.

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

- 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?

- f. Will the project result in a significant increase in peak runoff that could increase flood hazard off-site?

INITIAL STUDY
TTM 060431
Page 14

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

A review of the FIRM map indicates that the project is located in Zone X, outside the 500-year flood plain, as indicated on Flood Insurance Rate Map Community Panel Number 06037C0400 F dated September 26, 2008. The development will convey the on site flow to a proposed regional drainage basin at the southwest corner of 65th Street West and Avenue M. Design and construction of the project must conform to the City of Palmdale Municipal Code Title 15, Chapter 15.28, Flood Plain Management. Compliance with these requirements will reduce the potential for flood hazard impacts to a level of insignificance. 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 quality, including but not limited to, temperature, dissolved oxygen, or turbidity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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 the groundwater is estimated to be over 50 feet below the site. Therefore, this does not constitute the potential for significant impacts to the environment.

INITIAL STUDY
TTM 060431
Page 15

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

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?

This project is not expected to significantly affect the amount of water available to the public, or disrupt the quantity of groundwater available, because the water purveyor has indicated that facilities and water supply are available to serve the project. There is no potential for interception of the aquifer by cuts or excavation, based on review of the preliminary grading plan and the depth of the aquifer. Therefore, development of this project will not result in a significant adverse impact to water quality or quantity.

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?

INITIAL STUDY
TTM 060431
Page 16

- | | Potentially
Significant
Impact | Potentially
Significant
Unless
Mitigation
Incorporated | Less Than
Significant
Impact | No
Impact |
|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| 2. Will the project result in a reduction of the numbers of any unique, rare, or endangered species of plants? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will the project result in a significant reduction in acreage of native vegetation? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

A Biological Resource Report, dated October 2003 by Callyn D. Yorke Biological Resources Reports and a later addendum dated November 31, 2010, was prepared for the project. A total of fourteen species of plants were found on the site. According to Linda Robb, Senior Biologist for PCR Services Corporation, dominant plants included species characteristic of disturbed vegetation such as California buckwheat, along with many weedy exotics such as mustard and grasses. Native shrubs such as rabbitbrush, narrow leaf golden bush, and California buckwheat were located within a linear strip along the southern portion of the site. The site supports one California Juniper and no Joshua trees. The applicant is required to comply with Title 14 of the Palmdale Municipal Code to address the California Juniper.

The following mitigation measures will be required as Conditions of Approval for the project:

- No. 2 Comply with Title 14 of the Palmdale Municipal Code regarding Native Desert Vegetation, specifically California Junipers and Joshua Trees.

INITIAL STUDY
TTM 060431
Page 17

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

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?

No State or Federal listed Endangered or Threatened species were found on the site, as a result of a field study conducted by project biologist Callyn D. Yorke, Ph. D. Although no such species were found on the property, potential exists for the occurrence on the property. The following mitigation measure has been required as a Condition of Approval for the project:

- No.3 No more than 30 days prior to any ground disturbing activity, a preconstruction survey shall be conducted by a qualified biologist to determine the presence of any Threatened, Rare or Sensitive species. If any such species or signs of species are detected on

INITIAL STUDY
TTM 060431
Page 18

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

the site, avoidance or mitigation measures shall be implemented in accordance with California Department of Fish and Game (CDFG) guidelines.

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b. within 200 feet of the railroad?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

c. adjacent to an existing or future arterial street?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

The project site is located over five miles west of State Route 14 and over six miles west of the railroad tracks. The project site is bounded by 70th Street West to the east, which is designated as a secondary arterial street, in the Circulation Plan of the City of Palmdale General Plan. Lots backing onto 70th Street West are required to have a lot depth of 110 feet, plus five feet of landscaping, and a six-foot high concrete block wall providing adequate noise mitigation from traffic along 70th Street West. Due to the substantial distances to the freeway and railroad this 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

INITIAL STUDY
TTM 060431
Page 19

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

The project site is not within the Plant 42 over-flight areas; therefore, noise from aircraft will not result in a 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?

The project will result in the introduction of new light from streetlights, traffic, and homes. Any light or glare associated with the proposed development of 151 residential lots will not have an adverse impact on surrounding or adjacent properties because adjacent areas include single-family residences to the north and to the east. These sources of lighting will produce impacts similar in nature as those found in other neighborhoods throughout the community. Therefore, light and glare from this project does not constitute the potential for a significant impact to the environment.

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

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 proposed 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-1-15,000 Single-Family Residential zone designation. The adjacent land uses are compatible with the proposed project because they include single-family residences and a vacant parcel designated for single-family residential with similar lot sizes. Therefore, this does not constitute the potential for a significant impact on the environment due to conflicting interface problems.

I. Natural Resources:

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

INITIAL STUDY
TTM 060431
Page 21

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

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 151 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 which might be of risk to explosion or release of hazardous substances. Therefore, development of this project site would not result in a significant 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?

INITIAL STUDY
TTM 060431
Page 22

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

The General Plan Safety Element Exhibit S-1 does not identify any evacuation route adjacent to or within the proposed project. Therefore, the development of the residential subdivision proposed for this land does 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?

Review by Planning staff of the State of California Hazardous Waste and Substances Sites List did not identify the project area as a known hazardous waste site. 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, hazardous wastes do not present the potential to result in significant adverse impacts to 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 not located within the wildfire hazard zone, based on a review of the General Plan Safety Element, Exhibit S-16. Therefore, this does not constitute the potential for a significant impact to the environment.

INITIAL STUDY
TTM 060431
Page 23

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

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 535 residents based on figures released by the California Department of Finance on January 1, 2010, which estimates the persons per household in Palmdale as 3.541. 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 population.

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 temporary demand for housing for construction workers; however, due to the size of the project, it is not 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.

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

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?

1,576 ADT: 124 a.m. peak, 164 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 Institute of Transportation Engineers, Trip Generation figures show the estimated number of average daily vehicle trips for the detached single family subdivision is 1,576 trips. The a.m. and p.m. peak generation is 124 and 164 trips respectively.

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

The subdivision provides a total of six points of access into the tract: one from 70th Street West, one from 75th Street West and two from Avenue M-8, one from Tilton Drive and one from Cristalino Drive. The project has been reviewed by the City Traffic/Transportation 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 in the area. Therefore, circulation issues will not constitute the potential for a significant impact to the environment.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	--------------------------

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.

N. Public Services:

1. Fire Protection

What is the roadway distance and location of the nearest fire station: The Los Angeles County Fire Department has a station located approximately two and a half miles northeast of the site at 5030 West Avenue L-14, and a station approximately eight miles southeast of the site at 1050 West Rancho Vista Boulevard.

INITIAL STUDY
TTM 060431
Page 26

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

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 which provide water pressure and durations as specified by the Los Angeles County Fire Department. The Fire Department has reviewed the map to ensure adequate street width and turn around areas within the temporary cul-de-sac is provided to allow for access by emergency vehicles. 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 increase 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.

3. Schools

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

Westside Union School District
Antelope Valley Union High School District

INITIAL STUDY
TTM 060431
Page 27

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

b. Approximately how many students will the project generate?

Based on Antelope Valley Union High School District estimates of .292 students per dwelling unit, staff estimates that this project will generate a total of 44 new students.

Based on Westside Union School District estimates of .5720 students per dwelling, staff estimates that this project will generate a total of 86 new students.

The total number of students generated by this project is estimated to be 130.

c. Would the students generated by the project significantly contribute to the affected schools exceeding their designed capacity?

All schools within the Westside Union School District and the Antelope Valley Union High School District are currently overcrowded according to the districts impacted. The Westside Union School District and Antelope Valley Union High School District have been solicited for comments regarding the project. The Antelope Valley Joint Union High School District stated they have no objection as long as the developer is required to pay all applicable impact fees. State law requires the developer to pay school impact fees to reduce the potential impact of development within the school district. In addition, the state regulations further indicate that payment of the school impact fees is the only mitigation required for this type of development.

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?

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

This project has the potential to increase the population of the City by approximately 539 persons. This will result in 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 stated in the Conditions of Approval. 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?

Once the new proposed streets are dedicated to the City, the City would then maintain the public streets. The City recently took over sewer maintenance within the City limits and sewer maintenance will be paid through new property owner's sewer fees. Therefore, implementation of the proposed project will not create significant impacts to maintenance of public facilities.

6. Library Services

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

At build-out, the project will increase the population of the City by approximately 539 persons. These people will result in an increased demand for library services. Growth and the subsequent increase in demand for library services has been anticipated and planned for by the City. Property tax revenue, user fees and city general funds will be

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

designated by the City to maintain and expand facilities to accommodate such growth. Therefore, construction of this project will not have a significant impact on library services.

7. Other Governmental Services

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

Increases in population and houses will have an impact on other government services. 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?

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?

The proposed project would result in the construction of 151 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 of the State of California 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.

	<u>Potentially Significant Impact</u>	<u>Potentially Significant Unless Mitigation Incorporated</u>	<u>Less Than Significant Impact</u>	<u>No Impact</u>
--	---	---	---	----------------------

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"/> |
| 2. | Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. | Water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. | Sanitary sewer? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. | Solid waste disposal? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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. As indicated before, the City now administers sewer maintenance throughout the City. Therefore, construction of the proposed project will not create significant impacts to the utilities.

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

Q. Human Health:

Based on the type of project:

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

2. Will the project result in the exposure of people to potential health hazards?

An approximate 100-foot Edison easement for overhead power lines is located at the southwest corner of the project. The power lines run diagonally from the southeast to northwest and include a small portion of the southwest corner of the project. ELF/EMFs have been the subject of recent scientific and public interest. The possibility of adverse health effects resulting from residential exposures to extremely low frequency (ELF) electromagnetic fields associated with overhead power lines may exist, but has not been proven due to a lack of conclusive evidence. Based on the fact that field strength decrease with distance from the source and that structures such as houses shield people from most of the field strength, exposures received by dwelling unit habitants are expected to be very slight. The applicant will be required to obtain any approvals from Southern California Edison and the seller shall disclose to all future property owners the location of overhead power lines.

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?

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. Development of this project will improve the aesthetics of the vicinity as well as circulation within the vicinity of the 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: Jeanette A. McKenna, M.A., RPA

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

Based on a Cultural Resource Investigation dated September 28, 2003, by Jeanette A. McKenna, a survey of the project site failed to yield any evidence of prehistoric resources. Likewise, no evidence of paleontological resources was found. With these negative findings, McKenna et al. has determined that the property is void of any significant prehistoric or paleontological resources.

The survey yielded evidence of both standing structures and the remains of other structures (concrete foundations and driveways/roadways). The remaining structural remains include at least one garage foundation, one barn/storage building with some standing walls, and the remnants of foundations with the following indication of chicken houses. An abandoned residence (ca. 1939) that is in extremely poor and dangerous condition is also present on the site. McKenna et al. has determined that the buildings are not unique or indicative of significant or distinguished architecture and the remains are in very poor condition, and that none of these remains are of any historical significance and no further studies are warranted at this time.

INITIAL STUDY
TTM 060431
Page 33

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

In the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation is required to cease in the immediate area, and the find left untouched until a qualified professional archeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendation as to disposition, mitigation and/or salvage. Therefore, construction of this project does not present the potential for adverse impacts on paleontological and archaeological resources.

The project site is vacant and the General Plan Environmental Resources Element Exhibit ER-7 identifies the area as having a high potential as an archaeological site. Environmental Resource Element Exhibit ER-8 does not identify the site as having potential for paleontological resources. No evidence of archaeological or paleontological resources were discovered during a site inspection or development of adjacent sites. However, surface disturbance and previous fill would obscure or destroy any resources which may have been present. Therefore, in the event of an unforeseen encounter of subsurface materials suspected to be of an archaeological or paleontological nature, all grading or excavation is required to cease in the immediate area, and the find left untouched until a qualified professional archeologist or paleontologist, whichever is appropriate, is contacted and called in to evaluate the find and make recommendation as to disposition, mitigation and/or salvage. Therefore, construction of this project does not present the potential for adverse impacts 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 which are expected to be environmentally controversial upon disclosure to the public. Therefore,

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

development of this project does not present a significant impact to 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 Biological Resource Report, prepared for the project identified one California Juniper on the project site. The applicant is required to comply with Mitigation Measure No.1 which requires compliance with Title 14 of the Palmdale Municipal Code for the removal and preservation of such species.

A field survey by Callyn D. Yorke, Ph. D. revealed no Endangered, Threatened, Rare or Sensitive species of animals on site. The applicant will be required to comply with Mitigation Measure No. 2 which requires that no more than 30 days prior to any ground disturbing activity, a preconstruction survey shall be conducted by a qualified biologist to determine the presence of any Threatened, Rare or Sensitive species. If any such species or signs of species are detected on the site, avoidance or mitigation measures shall be implemented in accordance with California Department of Fish and Game (CDFG) guidelines.

The Cultural Resource Investigation prepared for the project did not find any prehistoric-period or historic-period sites or artifacts; therefore, there is no potential impact to California history or pre-history. Therefore, this does not constitute the potential for a significant impact on the environment.

INITIAL STUDY
TTM 060431
Page 35

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

- B. Does the project have impacts which 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 will result in the construction of 151 single-family homes. Two tentative tract maps are currently being developed in the vicinity of the project site. TTM 060209 is located adjacent to the north of the project and TTM 54301, nearly at completion, is located to the east of the project. The proposed TTM 060431 combined with the two other tentative tract maps proposes 375 single-family lots on 173.73 acres. This is within the underlying General Plan Land Use designation of SFR-2 (Single Family Residential, 0-3 dwelling units per acre), for an overall density of 2.18 dwelling units per acre.

The development of the project site and surrounding areas have been anticipated under the Palmdale General Plan. Mitigation Measures have been required as Conditions of Approval, which will reduce the potential individual impacts to a less than significant level.

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

There are no other aspects of the proposal to subdivide a 75 acre parcel into 151 single family residential lots on a site 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 060431

INITIAL STUDY PREPARED BY: Juan Carrillo, Assistant Planner I

DATE: January 20, 2011

APPLICANT: Mr. Farshad Matian, Victorville Enterprises, LLC, and
Mr. Daniel Saparzadeh, Lancaster Villas, LLC

MITIGATION MEASURE	DEPARTMENT	ACTION(S) REQUIRED	REQUIRE TIME OF COMPLIANCE	ACTION TAKEN	VERIFIED BY/DEPT.	DATE	FURTHER ACTION NEEDED
No. 1	Planning	The applicant shall comply with the California Department of Fish and Game for any required permits or approvals, including obtaining a Streambed Alteration Agreement.	Prior to Issuance of a Grading Permit				
No. 2	Planning	Comply with Title 14 of the Palmdale Municipal Code regarding Native Desert Vegetation, specifically California Junipers and Joshua Trees.	Prior to Issuance of a Grading Permit				
No. 3	Planning	No more than 30 days prior to any ground disturbing activity, a preconstruction survey shall be conducted by a qualified biologist to determine the presence of any Threatened, Rare or Sensitive species. If any such species or signs of species are detected on the site, avoidance or mitigation measures shall be implemented in accordance with California Department of Fish and Game (CDFG) guidelines.	Prior to Issuance of a Grading Permit				