

INITIAL STUDY/PROPOSED NEGATIVE DECLARATION

PALMDALE TRANSIT AREA SPECIFIC PLAN

(Tiered Document to Palmdale TOD Framework Plan Program
Environmental Impact Report)

SCH NO. 2017011057



CITY OF PALMDALE

Lead Agency
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550

Contact: Carlene Saxton, Deputy Director of Economic and Community Development
661.267.5293

Prepared By:

PARSONS

100 West Walnut Street
Pasadena, CA 91124

Contact: Anne Kocheon, QEP, Principal Project Manager
Josephine Alido, AICP, Principal Planner

August 2020

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Date:	August 26, 2020
Lead Agency:	City of Palmdale 38250 Sierra Highway Palmdale, CA 93550 661-267-5200
Project Contact:	Carlene Saxton, Deputy Director of Economic and Community Development City of Palmdale Department of Economic and Community Development 38250 Sierra Highway Palmdale, CA 93550
Project Title:	Palmdale Transit Area Specific Plan (PTASP) – A Tiered Document to the Palmdale Transit-Oriented Development (TOD) Framework Plan
Project Location:	The 746-acre planning area is bounded by Technology Drive to the north, State Route (SR) 14 to the west, just south of Palmdale Boulevard to the south, and just east of 10 th Street East to the east. This planning area is largely in the City of Palmdale but includes two unincorporated Los Angeles County (County) islands (covering 110 acres).
General Plan Designations:	<p>Existing land use designations for the planning area within the City of Palmdale include Specific Plan, Open Space and Recreation, Public Facility, Industrial, Business Park, Single-Family Residential, Medium Residential, Multi-Family Residential, Medium High Density Residential, High-Density Residential, Downtown Commercial, Community Commercial, Office Commercial, and Commercial Manufacturing.</p> <p>The land use designations for the portion of the planning area within the County islands are Light Industrial (IL) and Residential 18 east of Sierra Highway and IL near Sumac Avenue.</p>
Zoning Designations:	<p>Current zoning for the planning area within the City of Palmdale includes Specific Plan, Open Space and Recreation, Public Facility, Light Industrial, Planned Industrial, Single-Family Residential, Medium Residential, Multiple Residential, High-Density Residential, Service Commercial, General Commercial, Office Commercial, and Mixed-Use Overlay.</p> <p>The zoning for the portion of the planning area within the County islands is Light Manufacturing (M-1), Two-Family Residence (R-2), and Limited Density Multiple Residence (R-3) east of Sierra Highway and M-1 near Sumac Avenue.</p>
Surrounding Land Uses:	Existing land uses in the planning area include a mix of residential, commercial, office, and industrial developments; public facilities such as Desert Sands Park, Yucca Elementary School, and Palmdale Transportation Center (PTC); Union Pacific Railroad (UPRR)/Metrolink

railroad tracks; and vacant land. Adjacent land uses include industrial developments and vacant lands to the north; residential and commercial developments and vacant lands to the east; residential, commercial, and institutional uses, parks, and vacant land to the south; and SR-14 to the west.

Required Approvals/Permits: Discretionary approvals and permits from the City of Palmdale include:

- Approval and adoption of the PTASP
- General Plan Amendment to change the land use designations of the planning area to Specific Plan — Palmdale Transit Area
- Zone change of the planning area to Specific Plan – Palmdale Transit Area
- Pre-zoning of unincorporated County areas as Specific Plan – Palmdale Transit Area
- Repeal of Palmdale Transit Village Specific Plan (PTVSP)
- Amendment of the Palmdale Trade and Commerce Center Specific Plan (PTCCSP) to remove the PTASP area from the PTCCSP planning area

Native American Consultation: California Native American tribes traditionally and culturally affiliated with the project area and that were offered the opportunity to consult pursuant to Public Resources Code (PRC) Section 21080.3.1 (Assembly Bill [AB] 52) include:

- Gabrieleño Band of Mission Indians – Kizh Nation
- Fernandeno Tataviam Band of Mission Indians
- San Gabriel Band of Mission Indians

In addition, other local tribes were offered the opportunity to consult pursuant to various sections of the California Government Code (as amended by Senate Bill [SB] 18)

- Gabrielino-Tongva Tribe
- San Fernando Band of Mission Indians
- San Manuel Band of Mission Indians
- Soboba Band of Luiseno Indians
- Gabrielino-Tongva Tribe of California Tribal Council
- Gabrielino/Tongva Nation
- Serrano Nation of Mission Indians
- Morongo Band of Mission Indians

The SB 18 and AB 52 informational and offer to consult letters were sent out in July and August 2019. No responses or requests for consultation were received within the time frames established by SB 18 and AB 52. Thus, the consultation efforts were ended in December 2019.

I. INTRODUCTION

The City of Palmdale (City) has developed the Palmdale Transit Area Specific Plan (PTASP) that proposes a framework and development strategy for a pedestrian-oriented mixed-use district surrounding the City of Palmdale’s Transportation Center (PTC) and the future high-speed rail (HSR) station. The PTASP would replace the original Palmdale Transit Village Specific Plan (PTVSP), adopted in 2007 in its entirety. The 2007 PTVSP proposed a Transit-Oriented Development (TOD) surrounding the PTC, which is served by local buses and regional Metrolink service. With the introduction of HSR and possibly Virgin Trains USA (VTUSA) in the region, with a planned station in the city, Palmdale is expected to experience a new era of growth, thereby increasing interest and development around the future multimodal station. Revitalization of this area presents an opportunity to transform downtown Palmdale into an active and cohesive mixed-use transit village. The PTASP expands the planning area of the PTVSP to include the area surrounded by Technology Drive to the north, State Route (SR) 14 to the west, just south of Palmdale Boulevard to the south, and just east of 10th Street East to the east, as shown in Figures 1 and 2.

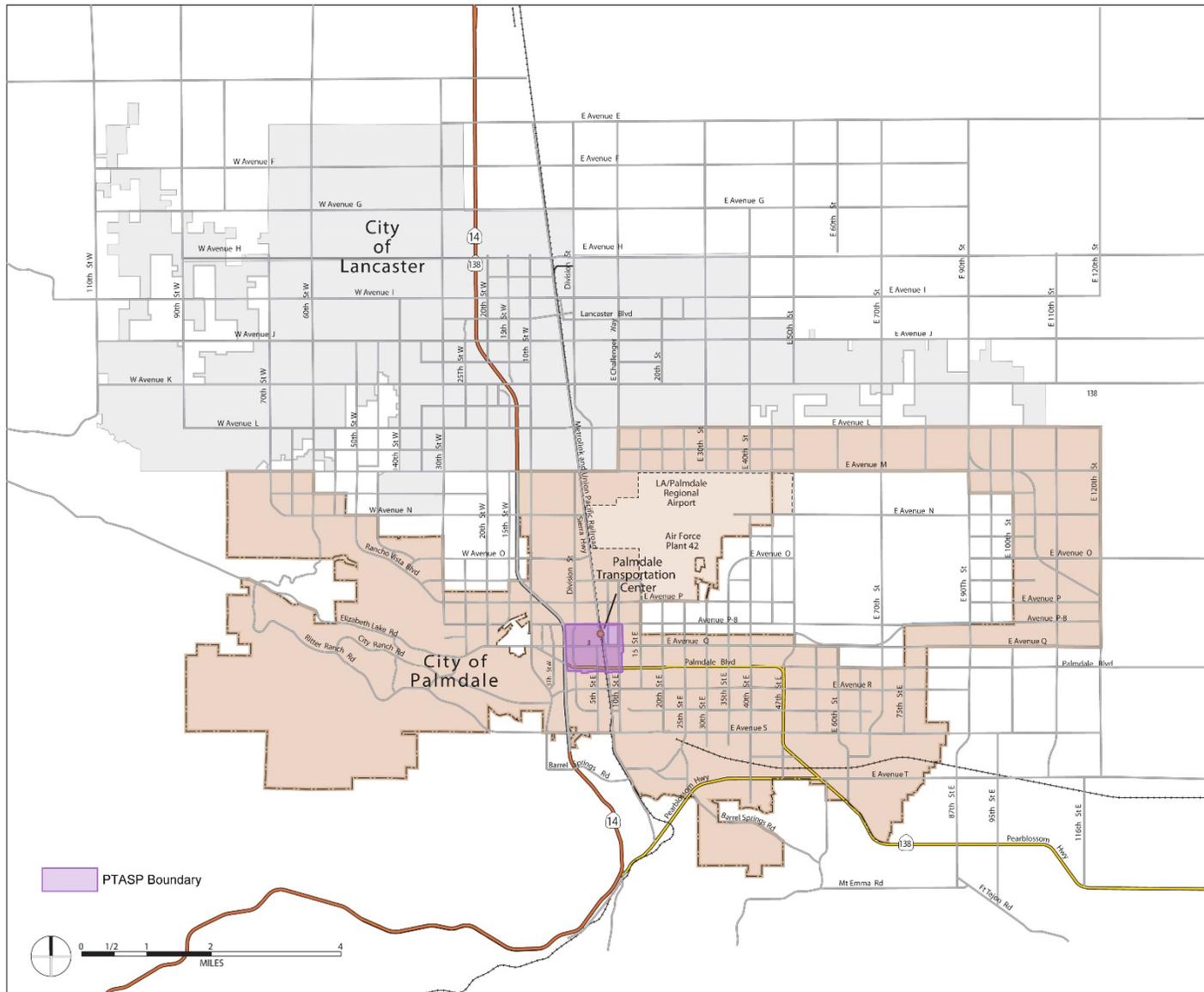
Purpose of the Initial Study

The California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Sections 21000 *et seq.*) and the CEQA Guidelines (Title 14, California Code of Regulations [CCR], §15000 *et seq.*) require lead agencies to analyze the environmental effects of a project; identify ways of reducing or avoiding environmental damage; and disclose to the public the reasons behind a project’s approval even if it leads to environmental impacts. As the Lead Agency under CEQA, the City has determined that adoption of the proposed PTASP (proposed project or project) has the potential for environmental impacts due to future development that would be allowed by the Specific Plan and infrastructure improvements constructed as part of Specific Plan implementation. Therefore, the City has directed the preparation of this Initial Study (IS) in accordance with CEQA and the CEQA Guidelines.

As stated in Section 15063 (c) of the CEQA Guidelines, the purposes of an IS are to:

- (1) Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration (ND);
- (2) Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for an ND;
- (3) Assist the preparation of an EIR, if one is required, by:
 - (A) Focusing the EIR on the effects determined to be significant,
 - (B) Identifying the effects determined not to be significant,
 - (C) Explaining the reasons for determining that potentially significant effects would not be significant, and
 - (D) Identifying whether a Program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects.
- (4) Facilitate environmental assessment early in the design of a project;
- (5) Provide documentation of the factual basis for the finding in an ND that a project will not have a significant effect on the environment;
- (6) Eliminate unnecessary EIRs; and
- (7) Determine whether a previously prepared EIR could be used with the project.

Figure 1 – Project Location Map



CEQA Compliance

This IS identifies potential environmental impacts associated with adoption and implementation of the PTASP, including environmental impacts that may occur with construction and operation/occupancy of future development that would be allowed by the Specific Plan and infrastructure improvements that would be constructed as part of Specific Plan implementation.

Section 15168 (d) of the CEQA Guidelines states that a program EIR can be used to simplify the task of preparing environmental documents on later activities in the program. The program EIR can:

- (1) provide the basis in an Initial Study for determining whether the later activity may have any significant effects.
- (2) be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.
- (3) focus an EIR on a later activity to permit discussion solely of new effects which had not been considered before.

Section 15152 (d) of the CEQA Guidelines also states that where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:

- (1) were not examined as significant effects on the environment in the prior EIR; or
- (2) are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.

In accordance with these guidelines, the analysis in this IS has determined that while environmental impacts would occur with implementation of the PTASP, the Palmdale TOD Framework Plan Program EIR, certified by the Palmdale Planning Commission in January 2018, which covers a larger land area than the PTASP planning area, previously analyzed the impacts associated with creation of a mixed-use transit-oriented district through future development and redevelopment within the PTASP planning area by the year 2035.

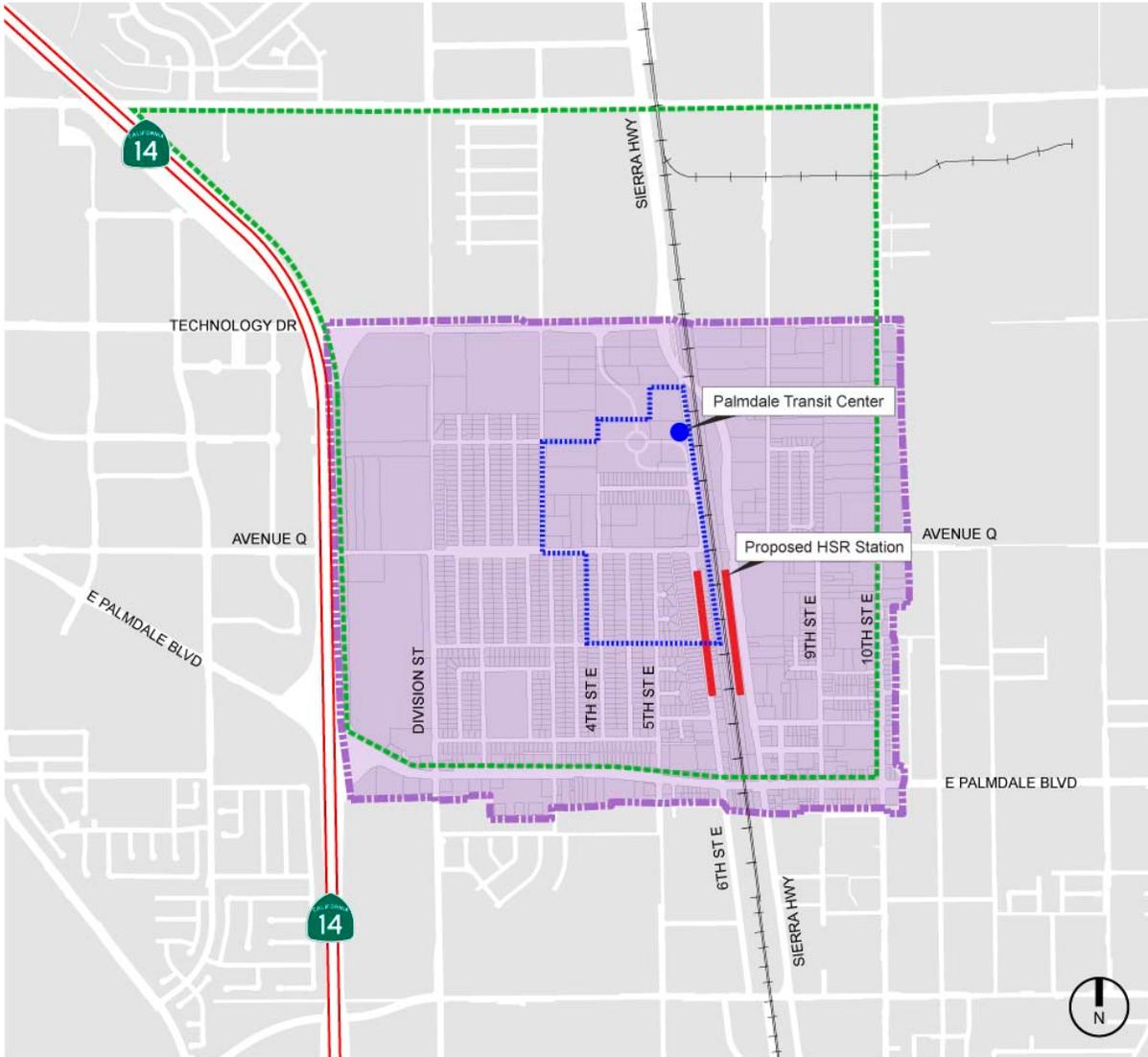
Therefore, the Palmdale TOD Framework Plan Program EIR can be used for environmental review of the PTASP. As allowed under CEQA and the CEQA Guidelines, this IS tiers off the analysis in the Program EIR in evaluating the impacts of future development in the PTASP planning area up to the year 2035; as these impacts have been found to have been sufficiently addressed in the Program EIR for the Palmdale TOD Framework Plan. Potential development beyond 2035 with the PTASP would be subject to additional environmental review if it exceeds the development anticipated in the Palmdale TOD Framework Plan Program EIR. Figure 2 shows the PTASP planning area boundary in relationship to the Palmdale TOD Framework Plan planning area boundary.

The planning area for the PTASP extends outside the Palmdale TOD Framework Plan to include a row of blocks just east of 10th Street East and just south of Palmdale Boulevard. This expansion was based on the City's intent to more effectively plan for and consider future developments that could occur on both sides of these main roadways. Also, the environmental setting and resources in the area just east of 10th Street East and just south of Palmdale Boulevard are generally similar to those within the rest of the PTASP planning area. In addition, the analysis in this IS indicates that no new impacts are anticipated to occur and

no increase in the severity of impacts are expected over those identified in the Palmdale TOD Framework Plan Program EIR with adoption of the PTASP because potential development within the PTASP planning area (including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard) by the year 2035 is projected to be less than the estimated potential development within the equivalent area analyzed in the Program EIR. Consistent with the conclusions of the Program EIR, most of the impacts of the PTASP would be less than significant, while others can be mitigated by the same mitigation measures in the Program EIR. Because the potential environmental impacts of the PTASP would be the same as those addressed in the previous Program EIR and applicable mitigation measures in the Program EIR would be implemented by future developments and infrastructure improvements under the PTASP, the Program EIR could be used for environmental review of the PTASP. No additional mitigation measures are needed to avoid or reduce the environmental impacts of the PTASP aside from those contained in the Palmdale TOD Framework Plan Program EIR. In addition, impacts on air quality, greenhouse gases (GHG), and noise would occur with the PTASP similar to the impacts of the Palmdale TOD Framework Plan. The PTASP would not change the potential impacts, mitigation measures, and conclusions in the Program EIR since the PTASP impacts have been accounted for and would not exceed the impacts addressed in the Program EIR. The basis for these findings is presented in this IS, and the City intends to adopt an ND for the PTASP. Thus, this document has been formatted as a combined IS/ND.

A Notice of Intent (NOI) will be published and mailed to inform affected public agencies and the general public that the City intends to adopt an ND for the project and that the Draft IS/ND is available for review at various locations. The Draft IS/ND will be circulated with the NOI for a 30-day public review and comment period. During this review period, the City will request comments from agencies, interested parties, stakeholders, and the general public on the environmental analysis in the IS/ND. After the close of the 30-day review and comment period, the City will consider the comments received and will submit the IS/ND for Planning Commission adoption and the Planning Commission will recommend approval of the PTASP by the City Council.

Figure 2 – Proposed PTASP Boundary



- Legend**
- PTASP Boundary
 - Study Areas**
 - Existing PTVSP Boundary
 - Palmdale TOD Overlay Zone Land Use Framework Plan (TOD3)

II. PROJECT DESCRIPTION

Location

The planning area for the PTASP is generally bounded by Technology Drive (East Avenue P-8), SR-14, just south of Palmdale Boulevard (SR-138), and just east of 10th Street East, to include a one row of parcels east of 10th Street East and one row of parcels south of Palmdale Boulevard. This planning area includes the PTC and the future site of a multimodal HSR station (see Figure 3). The PTC includes the Metrolink station (west of the Union Pacific Railroad [UPRR]/Metrolink tracks), Antelope Valley Transit Authority (AVTA) bus transfer station, indoor waiting areas, parking areas, and other transit-related amenities. The PTC also serves the Santa Clarita Transit, Greyhound, and Amtrak Throughway buses. The future HSR system would run parallel to the UPRR/Metrolink tracks, with a station planned along the tracks south of Avenue Q.

Project Background

In 2003, the City applied for and received funding for preparation of the PTVSP through a California Department of Transportation (Caltrans) grant administered by the Southern California Association of Governments (SCAG). The City adopted the PTVSP in 2007 after the opening of the PTC in 2005. The PTVSP proposed a transit village on 110 acres west of the UPRR/Metrolink tracks near the PTC to promote the development and redevelopment of the area with TODs. Residential development within the PTVSP was estimated at 640 to 1,027 units, along with 495,000 square feet (sf) of commercial and office floor area and 4 acres of public open space. Due to the economic recession that started in late 2007, development in the PTVSP area did not reach its full potential and was met with various challenges.

With plans for the California HSR system to have a station in Palmdale; the High Desert Corridor (HDC) proposed to extend east from Palmdale to Victorville; and VTUSA's potential western extension of the XpressWest (formerly DesertXpress) high speed rail passenger train from Victorville to Palmdale, the City wanted to plan for and capitalize on these transportation projects. In 2012, the City considered expansion of the PTVSP planning area.

In partnership with the California High-Speed Rail Authority (Authority), the City started station area planning around the planned HSR multimodal station near the vicinity of downtown Palmdale. This planning effort was intended to guide the ultimate design of the HSR station and surrounding areas, as well as enable the City to promote economic development; encourage area development; and enhance multimodal connections to the future station.

In 2017, the City applied for and received Measure R and Traffic Congestion Relief Program (TCRP) grant funds from the Los Angeles County Metropolitan Transportation Authority (Metro) for development of the Palmdale TOD Framework Plan. The Palmdale TOD Framework Plan was proposed for a 1,035-acre area that is bounded by Rancho Vista Boulevard (Avenue P) to the north, Palmdale Boulevard (SR-138) to the south, SR-14 to the west, and 10th Street East to the east (see Figure 2). The Palmdale TOD Framework Plan was intended to guide future public improvements and private developments to create a TOD, along with streetscape, open space, and urban design improvements in the area that envelopes the PTVSP planning area and surrounds the PTC.

Various other transportation planning efforts that have been completed or are ongoing in the area include Metro's Subregional Mobility Matrix for North County (priorities for arterials, highways, transit, and active transportation projects); North County Multimodal Integrated Transportation Study (an update of the North County Combined Highway Corridors Study, including an airport ground access study, inland port facility feasibility study, and fixed guideway study); HDC (proposed multimodal highway and high-speed

rail feeder service between SR-14 in Palmdale and Interstate 15 [I-15] in Victorville); SCAG's Avenue Q Feasibility Land Use Framework Plan (proposed TOD along Avenue Q, linking employment areas, major destination points, and future transit station); VTUSA's XpressWest (private venture high-speed passenger train extension from Victorville to the future California HSR and Metrolink station in Palmdale); and Palmdale Downtown Revitalization Plan.

Based on the completed Palmdale HSR Station Area Plan Real Estate Demand Projections & Preliminary Real Estate Strategies (HR&A, 2017) and the Palmdale HSR Station Area Plan Vision Statement (Parsons, 2017), the City has developed a Transit Area Specific Plan that would replace the PTVSP adopted in 2007 in its entirety. The 2007 PTVSP proposed the development of a TOD surrounding the City's Transportation Center, which is served by local buses and regional Metrolink rail. As stated earlier, with the introduction of HSR and possibly VTUSA's XpressWest in the region, Palmdale is expected to experience a new era of growth and development around the future HSR station. The revitalization of this area presents an opportunity to transform downtown Palmdale into an active and cohesive mixed-use transit village. The PTASP expands the planning area of the PTVSP and would include the 746-acre area surrounded by Technology Drive to the north, SR-14 to the west, just south of Palmdale Boulevard to the south, and just east of 10th Street East to the east, as shown in Figure 3.

Project Objectives

The overarching goal of the PTASP is the creation of a vibrant mixed-use center that embodies sustainable, physical, economic, and social development of the area and that would be the catalyst for a more dynamic, diverse, and livable city, as well as serve as a gateway to the 21st century, bringing together people from Palmdale, the region, and the southwestern states and celebrating a lifestyle that embraces the union of transportation, community, and the environment. As listed in Chapter 3 of the PTASP, the primary goals and objectives of the PTASP are listed below.

PTASP Goal: Establish Palmdale as a destination

Objectives:

- Coordinate Land Use update to accommodate the future development
- Encourage high-density commercial and residential development in the immediate vicinity of the station
- Close collaboration with the City and developers to ensure the proposed growth
- Support transit-oriented districts with improved transportation system
- Propose distinctive and cohesive urban design with open space, parkways, and landscaping

PTASP Goal: Identify a new downtown

Objectives:

- Create an attractive 'gateway' design per guidelines
- Locate housing, employment, and services close to transit service
- Allow for land use density and intensity to support and sustain transit
- Promote and develop transportation systems, which include provisions for public transportation, bicycles, and pedestrians
- Maintain landscape, parking, signage, and lighting

Figure 3 – PTASP Planning Area



PTASP Goal: Improve quality of life by reducing commute time

Objectives:

- Promote a transportation network which provides roadway, transit, pedestrian, and efficient infrastructure linkages between neighborhoods.
- Provide pedestrian-oriented transportation options such as bicycle and walking paths
- Implement urban design guidelines and features that encourage pedestrian activity and reduce automobile use
- Identify where new crossings and access points are needed to serve projected growth

PTASP Goal: Create economic opportunities

Objectives:

- Encourage transit-supportive land uses in the station vicinity that will generate higher ridership
- Utilize the PTASP planning effort to promote Downtown to attract quality developers, viable businesses, and new residents
- Support efforts to time-line priorities that accomplish phased improvements

Once adopted, the PTASP will serve as a framework and development strategy for a pedestrian-oriented mixed-use district surrounding the PTC, while anticipating the future introduction of the HSR system and multimodal station in the city. The land development concept in the PTASP has been designed with the following guiding principles:

- Enhancing transit and pedestrian linkages to surrounding areas, including Downtown
- Creating a multimodal transit and pedestrian-oriented center
- Developing mixed-use residential developments near transit
- Updating the PTC as an attractive and unique gateway for the city
- Capturing potential growth for economic development

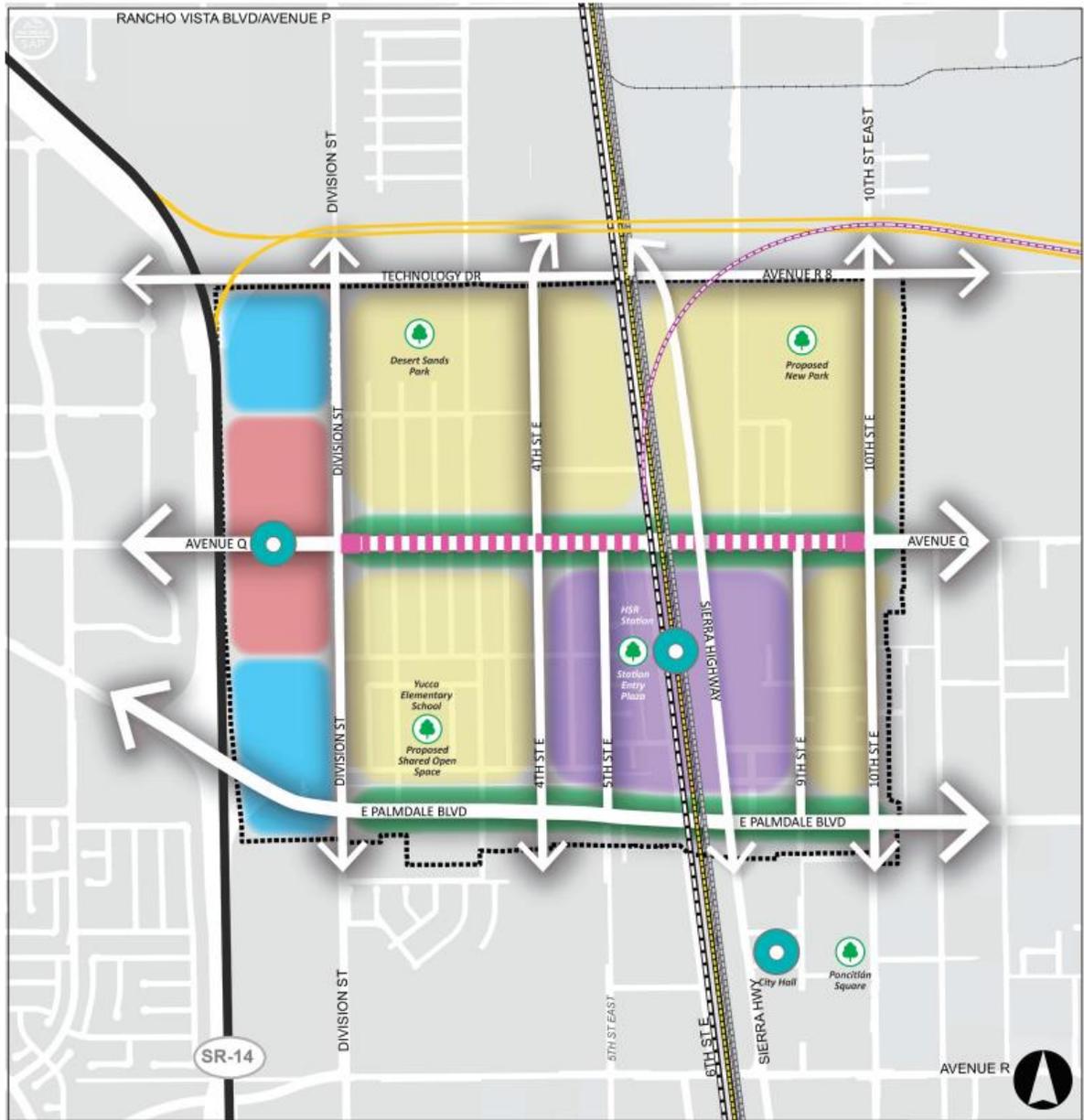
Specific Plan Summary

The PTASP intends to coordinate land uses, development intensity, building scale, and aesthetic characteristics of future development to create a mixed-use neighborhood with amenities for existing and future residents, employees, and visitors and that supports and sustains existing and planned transit services in the planning area. The Specific Plan document discusses the planning process and consistency with the Palmdale General Plan and other plans for the area, existing conditions, and the City’s vision and supporting goals and objectives of the PTASP.

Urban Design Framework

Land use and design strategies for transforming the PTASP planning area into a vital and vibrant urban core with walkable mixed-used neighborhoods are presented in the PTASP. These strategies include the selective intensification of land uses and prioritization of public improvements to transform the area into a distinct and active environment. It seeks to create districts, corridors, and neighborhoods through the transformation of Avenue Q into the City’s “Main Street;” high-intensity development around the future HSR multimodal station; business and commercial areas along SR-14; and the preservation of existing neighborhoods. Figure 4 presents the Urban Design Framework of the PTASP.

Figure 4 – Urban Design Framework for PTASP Planning Area



Transit Area Specific Plan

Urban Design Framework

0 1,000 2,000 3,000 4,000 Feet

- | | | |
|--|--|--|
| Transit Area Specific Plan Boundary | High Speed Rail Station Area Core District | Open Space/Parks - Existing and Proposed |
| High Desert Corridor Alignment (Potential) | Regional Commercial District | Landmarks/Destination Areas |
| Virgin Trains USA Alignment (Potential) | Business Mix District | Major Streets |
| California High Speed Rail | Neighborhoods | Avenue Q (Main Street) |
| Metrolink Rail | Major Corridors (Neighborhood Edges) | SR-14 Freeway |
| Union Pacific Rail | | |

Proposed Specific Plan districts include:

- **High-Speed Rail Station Area Core District** (located on both sides of the rail right-of-way and centered around the future HSR multimodal station). The PTC will be relocated and expanded into this location when the HSR station is completed. The HSR station will serve as a major landmark in the city, with the surrounding area providing access for all modes of travel, a station entry plaza, high-density developments (with retail, office, and residential uses), and interim surface parking facilities (i.e., land banks). The County Sheriff's Station, County of Los Angeles Animal Care Center, and Jobs Source Center are expected to remain, but they may be subject to future development intensification.
- **Regional Commercial District** (located at the intersection of SR-14 and Avenue Q). Regional retail/commercial uses in this district will include mixed-use business neighborhoods with primarily retail, restaurants, and business services. This district may also support a traditional shopping mall, consisting of anchor stores, smaller stores, food courts, and surface parking areas, with office uses on upper levels.
- **Business Mix District** (located along SR-14, north and south of the Regional Commercial District). This district is intended for corporate headquarters, office buildings, business parks consisting of mid-intensity office and light industrial complexes, and light industrial uses to support the adjacent United States Air Force (USAF) Plant 42 operations.

Traditional residential neighborhoods would be located at the northern and southern sections of the planning area, aside from the identified Specific Plan districts. These neighborhoods would contain a variety of residential types and densities within a walkable network of green streets that are well-connected to parks and schools. Increased development density and intensity would define the edges of each neighborhood.

Principal commercial corridors are proposed along Palmdale Boulevard and Avenue Q, where gateways would be located at their intersections with SR-14 and 10th Street East. Within the planning area, Avenue Q would serve as the City's "Main Street" with an active, pedestrian-oriented commercial environment and a mix of land uses. It would be reconstructed into a "complete street" to serve alternative modes of travel (e.g., walking and biking) and a potential local urban streetcar service. Developments along Avenue Q would include moderately scaled mixed-use buildings with active ground floor retail frontage and wide sidewalks for street amenities, sidewalk dining, and pedestrian activity. Avenue Q is anticipated to also run under the rail corridor between 5th Street East and Sierra Highway.

After completion of the HDC, Caltrans is expected to relinquish control of SR-138/Palmdale Boulevard back to the City. Palmdale Boulevard would continue to carry regional and local traffic, but it would also serve as a neighborhood entry point and multimodal transportation route. Designated parking lanes, frontage roads, and street trees would provide a buffer to mixed-use developments on this road, with active transportation elements to increase walking, biking, transit use, and access to urban amenities. Where Palmdale Boulevard is anticipated to run under the rail corridor between 5th Street East and 9th Street East, buildings would face adjacent north-south streets. North-south corridors in the planning area would include Division Street, 4th Street East, 5th Street East, Sierra Highway, and 10th Street East.

Improvements to the Streetscape Network would require reorientation of some blocks and/or parcels to have primary frontage along Avenue Q; construction of sidewalks on all streets; and increased pedestrian and bicycle connections to parks, destinations, and landmarks, as well as street tree planting, sidewalk enhancements, transit connectivity, and other street amenities (e.g., streetlights, street furniture, banners, signage and wayfinding, public art, and interpretive elements). Public open spaces would be provided to complement and connect to the existing open spaces and facilities at Desert Sands Park, Robert C. St. Clair Parkway (between Avenue Q and Palmdale Boulevard), and the nearby Poncitlán Square (which is located just south of the PTASP planning area). The proposed open spaces would consist of two new parks and an

entry plaza at the HSR station, as well as courtyards, community gardens, linear parkways, and pathways and sidewalks that run along streets or through developments.

Regulating Plan

The PTASP includes a Regulating Plan that establishes zones within the planning area and development standards, permitted land uses, and design regulations for each zone. Figure 5 shows the PTASP Regulating Plan.

Urban Core Zone – Generally corresponds to the HSR Station Area Core District and allows for the highest development intensities surrounding the future HSR multimodal station. Ground floors would have retail, restaurant, service, and office uses, while upper floors would accommodate office and residential uses.

Urban Center Zone – Intended for urban, mixed-use developments immediately adjacent to, and surrounding, the Urban Core Zone and along both sides of Avenue Q and Palmdale Boulevard. Desired land uses include a mix of retail, office, and residential uses, with active pedestrian-oriented commercial uses on the ground floor along 4th Street East, Avenue Q, and Palmdale Boulevard.

General Urban Zone – Intended to create distinct neighborhoods at the northern section of the planning area with a range of housing types, neighborhood-serving commercial, and civic uses within a walkable neighborhood that is supportive of the transit uses within the Urban Core and Urban Center zones. Future development would include townhouses and three- to four-story courtyard and podium apartments generally north of Avenue Q. This zone would also allow neighborhood-serving commercial and civic uses along Technology Drive/Avenue P-8, 3rd Street East, 4th Street East, Sierra Highway, 8th Street East, and just east of 10th Street East.

Traditional Neighborhood Zone – Accommodates existing single-family residential uses on standard city lots at the existing neighborhood around Yucca Elementary School (southwestern section of the planning area) and some of the existing homes between Avenue Q and Desert Sands Park (northwestern section of the planning area).

Regional Commercial Zone – Intended to anchor the western end of the Avenue Q corridor at SR-14 with a mixed-use business district with retail stores, restaurants, and service uses. Future developments would have a strong pedestrian relationship with Avenue Q and internal streets.

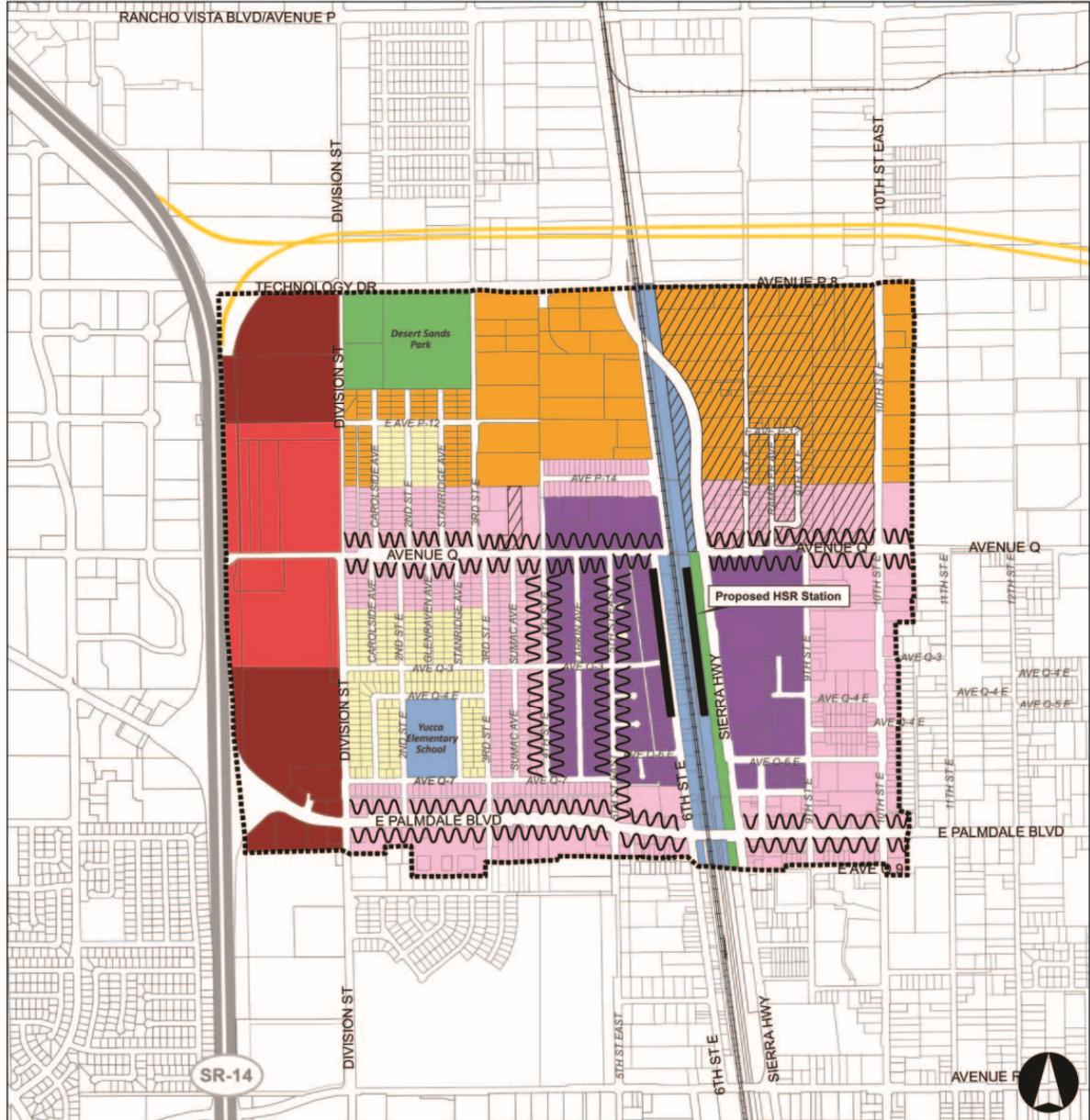
Business Mix Zone – Intended to leverage SR-14 frontage (north and south of the Regional Commercial Zone) with low- and mid-intensity office and light industrial complexes, as well as research and development, light assembly, and supportive commercial uses.

Public Facility Zone – Applies to the Yucca Elementary School site, rail right-of-way, and future site of the HSR multimodal station platforms. Development regulations contained in Chapter 17.94 (Public Facilities) of the Palmdale Municipal Code (PMC) shall apply to land uses in this zone.

Open Space and Recreation Zone – Applies to Desert Sands Park and expansion of the park to include a City-owned parcel (Assessor's Parcel Number [APN] 3006015001) located on Division Street and the Robert C. St. Clair Parkway (a linear park east of the railroad tracks and west of Sierra Highway). The development regulations contained in Chapter 17.74 (Open Space and Recreation) of the PMC shall apply to uses in this zone.

Use regulations and development standards for the Specific Plan zones are provided in Chapter 5 of the PTASP. The allowable development density or intensity and maximum height of buildings for each zone are summarized in Table 1, along with the land area within each zone.

Figure 5 – PTASP Regulating Plan



Transit Area Specific Plan
Regulating Plan

- | | | |
|---|--|--|
|  Transit Area Specific Plan Boundary |  Urban Core |  Business Mix |
|  High Desert Corridor Alignment (Potential) |  Urban Center |  Public Facilities |
|  SR-14 Freeway |  General Urban |  Open Space - Recreation |
|  Union Pacific & Metrolink Rail Right-of-Way |  Traditional Neighborhood |  Required Active Frontage |
|  County of Los Angeles (Pre-Zone) |  Regional Commercial | |

Table 1 – PTASP Development Density/Intensity

Zone	Density or Intensity	Maximum Height	Land Area (acres)
Urban Core (T6)	50-80 du/ac 2.5-4.0 FAR	7–8 stories with a few shorter buildings	103
Urban Center (T5)	30-50 du/ac 1.5-3.0 FAR	3–5 stories with some variation	219
General Urban (T4)	20-30 du/ac 1.0-2.0 FAR	2–3 stories with some variation	175
Traditional Neighborhood (T3)	Up to 8 du/ac	1–2 stories	42
Special District – Regional Commercial (RC)	0.5-2.0 FAR	Up to 3 stories	61
Special District – Business Mix (BM)	0.5-1.5 FAR	Up to 3 stories	67
Public Facility	Per PMC	Per PMC	45
Open Space and Recreation	Per PMC	Per PMC	34
		Total	746

du – dwelling unit; ac – acre; FAR – floor area ratio; PMC – Palmdale Municipal Code

The PTASP utilizes a form-based approach to regulate development by focusing on the placement and form of buildings, the character of the street frontage, and the relationship between buildings and public spaces. The design standards and guidelines in the PTASP reflect this form-based approach and address site planning, building articulation, building frontage, and architectural elements, with specific guidelines for single-family residential uses, open space areas, parking placement, and sustainability guidelines.

Circulation

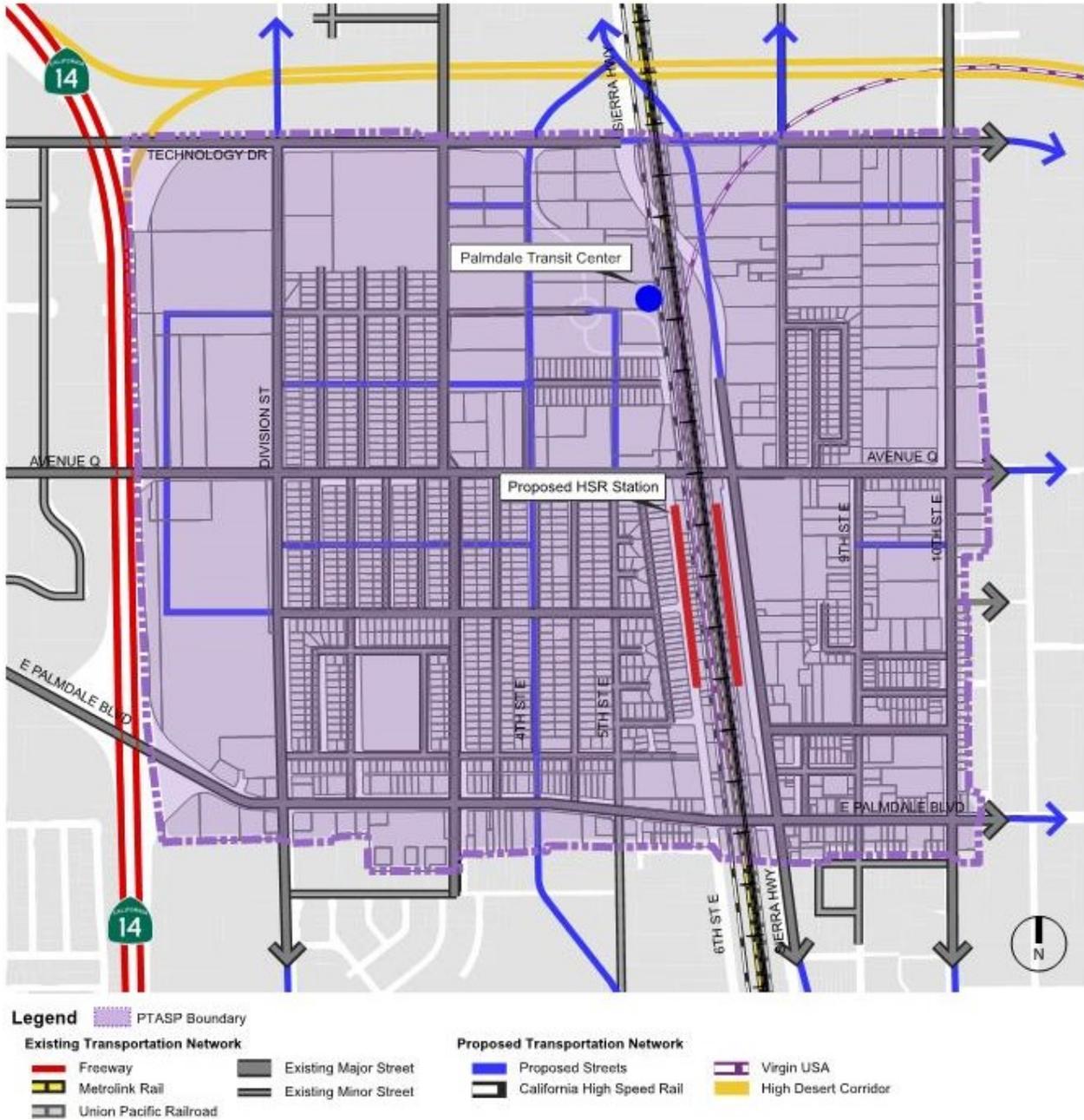
The PTASP proposes the development of a safe and comfortable environment for pedestrians, bicyclists, vehicles, and multiple transit modes by establishing a framework for the development of a multimodal transportation network that promotes connections within the planning area and with adjacent areas, such as the downtown area of Palmdale, which is southeast of the planning area. Safe and direct sidewalk connections, pedestrian and bicycle-friendly streets, urban public spaces, and shorter walking distances would be achieved through the PTASP design guidelines for street and sidewalk design, street crossings, pedestrian amenities, landscaping, traffic-calming techniques, and bicycle access and circulation. These guidelines are provided in Chapter 4 of the PTASP. Figure 6 shows the Street Network Improvements under the PTASP.

Key roadway improvements that are being planned in the PTASP planning area include:

- Widening of Palmdale Boulevard between 5th Street East and 10th Street East
- Construction of a grade separation over the UPRR/Metrolink railroad tracks at Rancho Vista Boulevard (Avenue P)
- Construction of grade separations for the UPRR/Metrolink and future HSR tracks at Technology Drive, Sierra Highway, Avenue Q, and Palmdale Boulevard
- Extension of Technology Drive eastward to 20th Street East and a future interchange at Technology Drive, SR-14 and the HDC
- Widening of Sierra Highway to six lanes from Avenue Q to Avenue R

Figure 7 shows the existing and proposed transportation network within the PTASP.

Figure 7 – Existing and Proposed Transportation Network within the PTASP



Public Service Infrastructure

Existing utility service systems and infrastructure (e.g., water, sewer, natural gas, and electricity) are available in the planning area and would need to be extended and/or upgraded to adequately serve future development under the PTASP. Guidelines for the provision of domestic water, fire water, reclaimed water (when it becomes available), sewer, natural gas, telephone, fiber optics, cable television, and electrical services to individual developments are provided in Chapter 7 of the PTASP.

Implementation

No development project or infrastructure improvement is expected to be built soon after adoption of the PTASP. Rather, future development on individual parcels is expected to continue to be driven by market conditions and property owner decisions. Based on current ownership and land use patterns, future development under the PTASP is expected to occur progressively over time (i.e., 25-year buildout time frame). The PTASP itself will not result in direct environmental impacts, but future development allowed by the PTASP and infrastructure improvements constructed in the PTASP planning area would result in impacts that would be indirectly attributed to the PTASP.

As stated in Chapter 8 of the PTASP, the phasing strategy of the PTASP identifies initial steps that would spur revitalization of the area by providing greater flexibility for encouraging higher-intensity development in keeping with a transit-oriented district. The regulatory changes would remove initial barriers to development and lay a foundation for further improvements. The phasing approach is market driven and follows the market analysis conducted as part of the economic development study of the PTASP planning area. It assumes that the planning area would absorb an average of the low and high market projections for all land uses (i.e., office, retail, residential, and hospitality) over the 25-year build out. The low market capture scenario assumes improved access to Palmdale would attract more businesses to the area, even with limited public interventions prior to completion and operation of the HSR. The high end of projected real estate absorption assumes that there are major strategic public realm and infrastructure investments in the area in addition to HSR service. Chapter 8 of the Specific Plan discusses the implementation plan in greater detail.

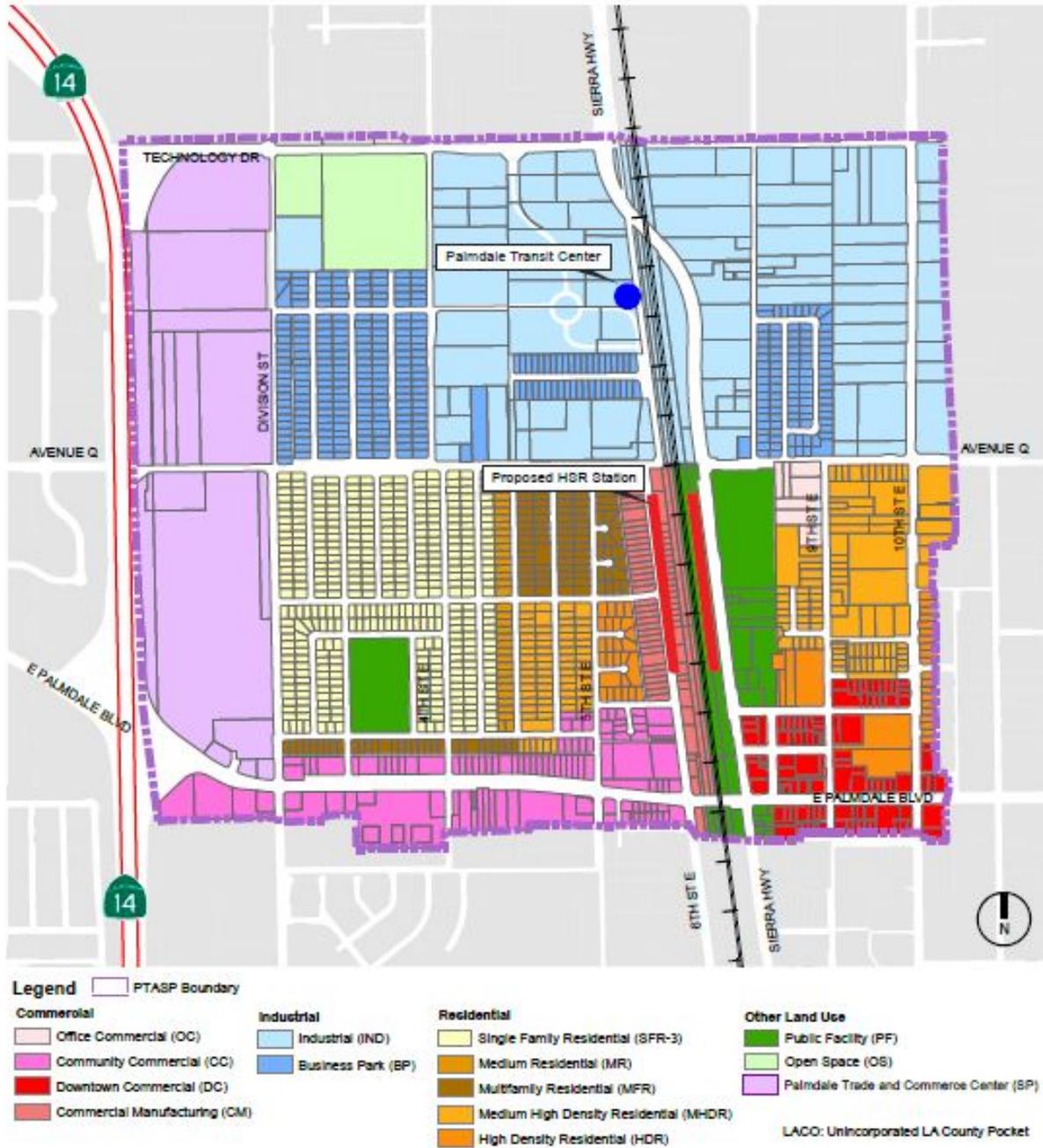
Existing Environment

The PTASP planning area is located between SR-14, Technology Drive, just east of 10th Street East, and just south of Palmdale Boulevard, and it includes the PTC, UPRR/Metrolink tracks, and future HSR system and multimodal station. The planning area envelops the PTVSP; includes portions of the Palmdale Trade and Commerce Center Specific Plan (PTCCSP); and is near the Antelope Valley Auto Center, Palmdale Civic Center, and the City's downtown area. Palmdale Airport is located northeast of the planning area and currently does not have any scheduled passenger airline service. Plant 42 is also northeast of the PTASP planning area and is a major aerospace facility of the USAF.

Existing Land Uses

According to parcel data supplied by the City of Palmdale and Los Angeles County and geographic information system [GIS] database and data from Parcel Quest, the Specific Plan area contains more than 1,600 parcels with a diverse number of land uses, as shown in Figure 8. The predominant land use in the Specific Plan area is single-family residences, except for multi-family developments located immediately south of the PTC. Of the approximately 1,600 parcels in the PTASP planning area, 421 acres are developed with 2,190 housing units and nearly 1.16 million sf of nonresidential land uses. Approximately 325 acres (43.6 percent) remain as undeveloped/vacant land.

Figure 8 – Existing Land Use Designations within PTASP Planning Area





The existing land use designations, as adopted by the City in its General Plan, indicate concentrations of commercial land uses along arterial streets such as Palmdale Boulevard (SR-138) and 10th Street West; industrial land uses located adjacent to the Palmdale Regional Airport and Plant 42; and residential lands occupying most of the 2-mile-wide corridor running between Avenue Q and Avenue S located east of SR-14. Most of the retail space is situated along 10th Street West where shopping centers are clustered in the vicinity of the Antelope Valley Mall, at Rancho Vista Boulevard/Avenue P. Figure 8 shows existing land use designations in the planning area.

The PTASP planning area is largely within Palmdale, but it contains two unincorporated Los Angeles County (County) islands. The County island east of Sierra Highway, south of Avenue P-8, west of 10th Street East, and north of Avenue Q is developed with scattered industrial and residential uses and vacant lands. The County island north of the intersection of Avenue Q and Sumac Avenue consists of the Telstar Mobile Home Park and a vacant lot. Table 2 provides the existing number of parcels and land use designation breakdowns within the PTASP Planning area.

Table 2 – Existing Land Use Designations within PTASP Planning Area

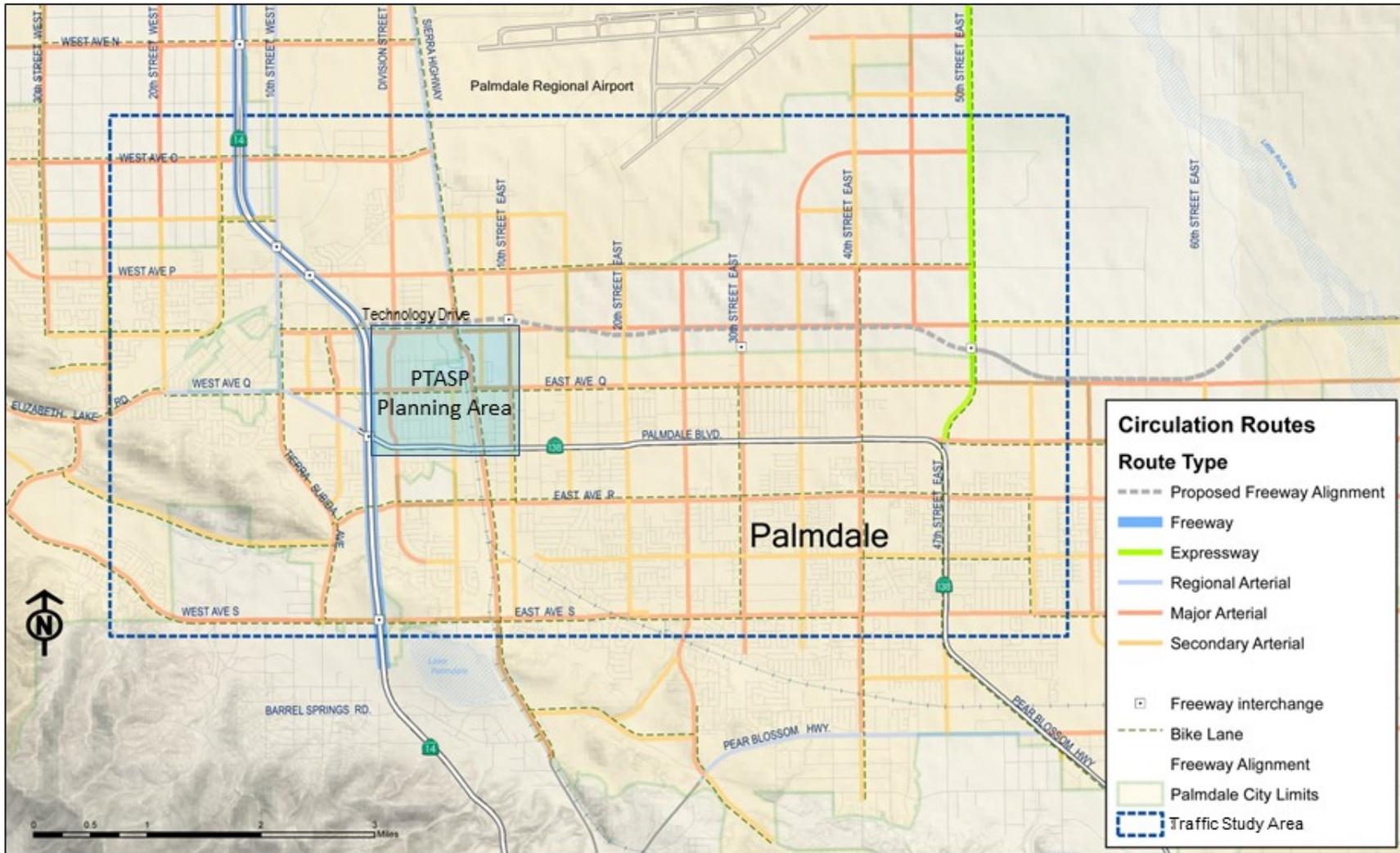
Existing Land Use Designation	Parcels	Land Area (acres)
City – Business Park (BP)	239	44.43
City – Community Commercial (CC)	114	48.72
City – Commercial Manufacturing (CM)	74	21.22
City – Downtown Commercial (DC)	107	24.89
City – High Density Residential (HDR)	53	18.92
City – Industrial (IND)	59	141.00
City – Multi-Family Residential (MFR)	119	22.72
City – Medium High Density Residential (MHDR)	194	52.05
City – Medium Residential (MR)	35	6.58
City – Office Commercial (OC)	7	5.45
City – Open Space (OS)	2	24.12
City – Public Facility (PF)	29	34.65
City – Public Facility- School (PF-S)	1	8.92
City – Single Family Residential 3 (SFR-3)	397	61.22
City – Palmdale Trade and Commerce SP (SP-13)	20	121.56
County – Business Park (BP)	101	17.46
County – Industrial (IND)	49	92.47
Total	1,600	746.38

Source: City of Palmdale GIS Data.

Existing Roadway Network

The regional road network within the project area includes two State Routes —SR-14 and SR-138. The major arterial street layout in Palmdale is based on a 1-mile primary grid, which is divided into 0.5-mile sections for secondary arterials, and further into a 0.25-mile grid. The 0.25-mile grid is then subdivided based on the needs of the site, and the local road network is generally less geometric. This grid pattern is visible in the planning area; however, Sierra Highway, the UPRR/MetroLink tracks, and SR-14 do not generally follow the north–south grid alignment, thus interrupting the grid geometry. Figure 9 shows the existing roadway network in and around the PTASP planning area.

Figure 9 – Existing Roadway Network around PTASP Planning Area





Existing Utility Infrastructure

Existing sewer, water, power, telephone, natural gas, and telecommunication lines serve the planning area, including overhead and underground lines along roads and public rights-of-way. Sewer lines are owned/maintained by the City, with trunk lines owned/maintained by the Los Angeles County Sanitation Districts. Water lines are owned/maintained by the Palmdale Water District. Electrical lines are owned/maintained by Southern California Edison (SCE), and natural gas lines are owned/maintained by Southern California Gas (SCG). Telephone lines are owned/maintained by AT&T California. There are also streetlights maintained by the City. Storm drain lines and catch basins owned and maintained by the City are present at scattered locations. Telecommunication services are provided by Direct TV (AT&T), Frontier Communications, HughesNet, Time Warner Cable (Spectrum), Verizon, DSL, CenturyLink, Dish Network, Viasat Satellite Internet, and Exede Satellite Internet.

Consistency of PTASP and Palmdale TOD Framework

As described in the Project Background section above, the Palmdale TOD Framework Plan was developed to guide future public improvements and private development to create a TOD, along with streetscape, open space, and urban design improvements in the area that envelopes the PTVSP planning area and surrounds the PTC. The Palmdale TOD Framework Plan Program EIR assessed the environmental impacts of the increase in development potential within the TOD planning area over existing developments and as adopted by the approved 1993 General Plan for the same planning area by the year 2035. The Palmdale TOD Framework Plan Program EIR recognized the City’s planning effort to expand the PTVSP planning area to the proposed PTASP planning area. While the planning area boundaries differ between the PTASP and the Palmdale TOD Framework Plan (see Figure 2), the PTASP reflects the vision of the Palmdale TOD Framework Plan for a mixed-use transit-oriented district and builds on the City’s past planning efforts to revitalize the areas near the Civic Center and PTC.

To determine the consistency between the PTASP and Palmdale TOD Framework Plan development potential, similar factors used by the Palmdale TOD Framework Plan to estimate the development potential based on the allowable development density or intensity for each land use category were used to estimate the development potential of the PTASP, as shown in Table 3.

Table 3 – Factors Used in Determining PTASP Development Potential by 2045

PTASP Land Use Designation	PTASP Allowable Development Density/ Intensity	Average Density (du/acre)	Average FAR Intensity	Residential and Nonresidential Development Ratio	Net to Gross Ratio for Streets
Urban Core (T6)	50-80 du/ac 2.5-4.0 FAR	65	2.5	25:75	0.8
Urban Center (T5)	30-50 du/ac 1.5-3.0 FAR	40	1.75	50:50	0.7
General Urban (T4)	20-30 du/ac 1.0-2.0 FAR	25	1.0	75:25	0.7
Traditional Neighborhood (T3)	Up to 8 du/ac	8	0	100:00	0.7
Special District - Regional Commercial (RC)	0.5-2.0 FAR	--	0.5	00:100	0.8
Special District - Business Mix (BM)	0.5-1.5 FAR	--	0.5	00:100	0.7
Public Facility	1.0 FAR	--	0.30	00:90	0.7
Open Space and Recreation	--	--	--	--	--

Using the factors shown in Table 3, potential development under the PTASP at buildout (2045) is estimated at 4,648 dwelling units (DU) and 10.99 million sf of nonresidential development. To determine the net increase in potential development within the PTASP area over existing conditions, the existing developments within the PTASP of 2,190 DU and 1.16 million sf of nonresidential floor area (based on information from the City of Palmdale, Los Angeles County, and Parcel Quest) was subtracted from the 2045 development potential, yielding in the net increase or potential future development of an additional 2,458 DU and 9.83 million sf of nonresidential floor area.

The Palmdale TOD Framework Plan Program EIR analyzed the increase in potential development within its planning area up to the year 2035. Thus, the increase in development potential within the PTASP planning area was scaled down to the same year by using the factor of 50 percent. This assumes that 50 percent of new development under the PTASP would occur within the first 15 years and the remaining 50 percent would occur the following 10 years. Based on this assumption, the net increase in development potential within the PTASP is estimated at 1,229 DU and 4.92 million sf by 2035. This net increase in potential development within the PTASP planning area (including the areas just east of 10th Street East and just south of Palmdale Boulevard) is based on the allowable development densities and intensities identified in Table 1 and is less than the net increase in potential development within the PTASP area that overlays the TOD Framework planning area. A comparative summary of development potential between the Palmdale TOD Framework Plan and PTASP is provided in Table 4.

Table 4 – Comparison of Palmdale TOD Framework Plan and PTASP Development Potential by 2035

Development Potential Description	Dwelling Units	Nonresidential Floor Area (million sf)
Development under TOD Framework Plan Increase in potential development within the entire TOD Framework Plan based on allowable development identified in the TOD Framework and analyzed in the Program EIR ¹	3,702	7.97
PTASP planning area that is within TOD Framework Plan Increase in potential development within the PTASP area that overlays the planning area of the TOD Framework Plan and based on allowable development identified and analyzed in the Program EIR ²	2,800	5.12
Development under PTASP Increase in potential development within PTASP area based on existing land uses and allowable development identified in the PTASP ³	1,229	4.92
^{1,2} Palmdale TOD Framework Plan Program EIR, 2018		
³ PTASP		

As shown, the increase in dwelling units and non-residential floor area that was assumed (2,800 DU and 5.12 million sf) and analyzed in the Program EIR is greater than the development potential anticipated with the PTASP (1,229 DU and 4.92 million sf) for a slightly larger area.

Environmental Review

In compliance with CEQA and the CEQA Guidelines, the PTASP is considered a project and would have to go through the environmental review process prior to approval and adoption by the City. In accordance with Sections 15063 (c) (3) (D), 15152 (d), and 15168 (d) of the CEQA Guidelines, this IS has been structured as a tiered document as the City has determined that preparation of an EIR is not required since the Program EIR for the Palmdale TOD Framework Plan can be used for analysis of the PTASP's environmental effects; the Program EIR provides the basis for determining whether the PTASP may have any significant effects; and the Program EIR allows the IS to focus on new effects which had not been considered in the Program EIR.

Previous Environmental Review for Palmdale TOD Framework Plan

The Program EIR (SCH No. 2017011057) for the Palmdale TOD Framework Plan analyzed the environmental impacts of implementation of the TOD Framework Plan, which would include a development increase of up to 3,702 DU, an additional 7,973,000 sf of nonresidential uses, and 64.5 acres of open space and recreation uses (an increase of 35.5 acres over existing). This projected development represents the optimum development potential within the Palmdale TOD Framework Plan that would occur by the year 2035, and it excludes existing developments that were estimated at 2,136 DU and 1.5 million sf of nonresidential land uses. The Program EIR was certified by the Palmdale City Council in January 2018; however, the Palmdale TOD Framework Plan was not approved or adopted.

Current Environmental Review for PTASP

Like the Palmdale TOD Framework Plan, the PTASP proposes the development of a mixed-use transit-oriented district around the PTC and future HSR system and station to promote the use of alternative transportation systems, including walking and biking, within the planning area; allows high-density and high-intensity developments that would support the creation of a walkable and vibrant community; and improve the City center of Palmdale. Because the PTASP planning area largely falls within the Palmdale TOD Framework Plan planning area and the impacts of the development of a mixed-use transit-oriented district under the Palmdale TOD Framework Plan have been previously analyzed in the Program EIR, the City directed the preparation of this IS to meet three of the purposes of an IS as listed under Section 15063 (c) of the CEQA Guidelines: (3) (D) Assist the preparation of an EIR, if one is required, by identifying whether a Program EIR, tiering, or another appropriate process can be used for analysis of the project's environmental effects; (6) Eliminate unnecessary EIRs; and (7) Determine whether a previously prepared EIR could be used with the project. Thus, this IS has been specifically developed to determine if implementation of the PTASP would have a significant effect on the environment, and if the potentially significant effects of the PTASP have been analyzed adequately in the earlier Palmdale TOD Framework Plan Program EIR and have been avoided or mitigated pursuant to that earlier Program EIR.

Impact Analysis

As discussed in the Consistency of PTASP and Palmdale TOD Framework Section above, future development by 2035 under the PTASP would be less than the projected increase in development from the Palmdale TOD Framework Plan for the same area that would be within the boundaries of the PTASP planning area but including the row of parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Impacts associated with future development under the Palmdale TOD Framework Plan were previously analyzed in the Palmdale TOD Framework Plan Program EIR, and the impacts of the PTASP implementation would generally be the same as the impacts of the Palmdale TOD Framework Plan implementation. The same mitigation measures from the Program EIR would also be implemented by future developments under the PTASP. Detailed discussion of potential impacts by environmental issue is provided in the Palmdale TOD Framework Plan Program EIR and summarized in Section IV of this IS.

The discussion in Section IV of this IS shows that the Palmdale TOD Framework Plan Program EIR has analyzed the potential environmental impacts of future development under the PTASP, and no new impacts or more severe impacts would occur. While there are areas outside the Palmdale TOD Framework Plan but within the PTASP planning area, the existing environmental setting and potential impacts of future development for the parcels just east of 10th Street East and just south of Palmdale Boulevard would be the same as those in the rest of the PTASP planning area. Thus, no major changes in the circumstances have occurred that would alter the potential impacts anticipated, nor would a conflict with the conclusions of the Program EIR occur. Therefore, the City has proposed to adopt an ND for the PTASP.

As stated earlier, the Palmdale TOD Framework Plan Program EIR that is used as the environmental documentation for the PTASP focuses on the impacts of the increase in development that would occur through the development of vacant land and the reuse and transition of underutilized lots into other land uses and/or with higher intensities to 2035. Thus, future development within the PTASP planning area that exceeds the estimated 2035 Palmdale TOD Framework Plan development for the PTASP planning area (2,800 DU and 5.12 million sf) (as provided in Table 4) has not been analyzed for potential environmental impacts and would have to be considered under a separate or subsequent environmental document, should it be found necessary. Thus, the City would have to monitor the changes in land uses associated with demolition, new development or redevelopment, expansion, and rehabilitation/alteration projects within the PTASP planning area to determine when additional environmental review would become necessary.

Public Review of IS/Proposed ND

The NOI to adopt the ND for the PTASP was published and circulated for a 30-day public review period from August 28, 2020, to September 28, 2020. During this time, agencies and individuals may review the IS/Proposed ND and the Palmdale TOD Framework Plan Program EIR at the following locations:

- Palmdale Planning Division – 38250 Sierra Highway, Palmdale, CA 93550
- City of Palmdale website – <http://www.cityofpalmdale.org/Businesses/Economic-and-Community-Dev/Planning-and-Zoning/Environmental-Documents>

Written comments on the IS/Proposed ND may be sent to:

Carlene Saxton, Deputy Director of Economic and Community Development
Department of Economic and Community Development
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550
(661) 267-5293; (661) 267-5233 FAX
csaxton@cityofpalmdale.org

After the public review period, the City will consider all written comments and provide a recommendation regarding approval, denial, or modification of the project to the Palmdale Planning Commission, which, in turn, will make a recommendation to the City Council to adopt the IS/ND for the PTASP and approve and adopt the PTASP. Adoption of the PTASP would also require City Council approval of a General Plan Amendment and Zone Change to change the land use designation and zoning of the PTASP planning area to Specific Plan; repeal of the PTVSP; removal of the northeastern section of the PTASP planning area from the PTCCSP planning area; and pre-zoning of the County islands to Specific Plan.

During public hearings on the project, persons and/or agencies may address the Planning Commission and City Council regarding the project and the IS/Proposed ND. Public notification of agenda items for the Planning Commission and City Council can be obtained at:

City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550
(661) 267-5200

Alternatively, agendas can also be accessed via the Internet at:
<https://www.cityofpalmdale.org/955/Agendas-and-Minutes>.



III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Carlene Saxton

Name

Signature

Deputy Director of Economic and Community Development

Title

8/24/2020

Date

Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The Lead Agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration – Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and Lead Agencies are free to use different formats; however, Lead Agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.



- 9) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

IV. POTENTIAL ENVIRONMENTAL EFFECTS

As a tiered document to the previously certified Program EIR, the environmental analysis in this section is based on the analysis that has been completed as part of the Palmdale TOD Framework Plan Program EIR, as it relates to the impacts of future development within the PTASP planning area. For each environmental issue, a brief statement of existing conditions and regulations from the Program EIR is provided. For each checklist question, the analysis in the Program EIR is summarized, followed by the potential impacts of the PTASP as compared to the impacts identified in the Palmdale TOD Framework Plan Program EIR. Consistency with the conclusions in the Palmdale TOD Framework Plan Program EIR is then stated, as a determination of the adequacy of the Program EIR for use as the environmental document for the PTASP.

Where future development and infrastructure projects would have to comply with existing federal, State, County/regional, and local regulations, these Regulatory Requirements (RR) are outlined. Where Mitigation Measures (MM) from the Palmdale TOD Framework Plan Program EIR would have to be implemented by future development under the PTASP to reduce potentially significant impacts, these MMs are restated.

I. Aesthetics

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The visual quality of the PTASP planning area is defined by low-intensity residential, commercial, industrial, and institutional land uses, public facilities, and vacant land on a relatively flat terrain, as described in the Palmdale TOD Framework Plan Program EIR. Policies and programs related to visual resources in the area that are applicable to the PTASP are also discussed in the Program EIR.

- a) **Would the project have a substantial adverse effect on a scenic vista?**
- b) **Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

No Impact. Section 8.1 of the Palmdale TOD Framework Plan Program EIR states that the City of Palmdale has identified several scenic vistas, scenic areas, and view corridors in Palmdale. The Palmdale TOD Framework Plan planning area is not located in areas designated as scenic vistas, scenic areas, and view corridors or highways. Future development would not affect scenic views of the surrounding mountains, open spaces, and special landmarks, and it would not be located adjacent to Palmdale’s scenic highways. In addition, development under the Palmdale TOD Framework Plan would not be visible or intrude on views of identified scenic vistas or resources. Compliance with the Urban Design guidelines in the Palmdale TOD Framework Plan and Palmdale General Plan would ensure that scenic vistas are not impacted. The Angeles Crest Highway (SR-2) is the nearest State Scenic Highway, and the planning area is not visible from SR-2. No impacts would occur.

Because most of the PTASP planning area is within the boundaries of the Palmdale TOD Framework Plan planning area, it is not located in a designated scenic vista, scenic area, and view corridors or highway, and it is not visible from SR-2. In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard are not designated as scenic vistas, scenic areas, or view corridors, and they are not visible from SR-2, which is the nearest officially designated State Scenic Highway by Caltrans, or Palmdale’s scenic highways (i.e., Barrel Springs Road, Tierra Subida Avenue, Sierra Highway south of Avenue S, Elizabeth Lake Road, Pearblossom Highway, Bouquet Canyon Road, Godde Hill Road, and Antelope Valley Freeway south of Rayburn Road).

Tiering off the analysis in the Program EIR, no impacts related to scenic vistas or a State or City scenic highway would occur with the PTASP, consistent with the findings of the Palmdale TOD Framework Plan Program EIR. Also, no additional impacts on scenic vistas or scenic highways would occur over those addressed in the Program EIR because there are no nearby scenic highways or scenic vistas. With the PTASP planning area located in the same general area as the TOD planning area, impacts on scenic highways and vistas would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur.

- c) **In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

Less than Significant Impact. Section 5.2 of the Palmdale TOD Framework Plan Program EIR states that construction activities will present views of demolition and construction activities, disturbed soils during grading and excavation, staging areas, and construction equipment and crews as individual parcels are developed or redeveloped. While impacts would be temporary, a mitigation measure (MM-AES-1) is included in the TOD Program EIR as listed below to reduce potential construction-related visual impacts to less than significant levels.

The PTASP is anticipated to lead to approximately 1,229 new DU and 4.92 million sf of additional nonresidential development in the planning area by 2035. Similar to the Palmdale TOD Framework Plan, demolition and construction activities during implementation of the PTASP, including (re)development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would result in changes in views of individual parcels under construction and development. The same mitigation measure (MM-AES-1) from the Palmdale TOD Framework Plan Program EIR would be implemented to reduce construction-related visual impacts on adjacent residential uses.



Section 5.2.4.2 of the Program EIR states that future development under the Palmdale TOD Framework Plan would include a mix of residential, commercial, and industrial land uses that would increase the intensity of urban development and alter the visual character of the Palmdale TOD Framework Plan planning area. New developments would have to comply with development standards and regulations in the Palmdale General Plan, PMC, and applicable specific plans, as well as the Urban Design Report of the Palmdale TOD Framework Plan. Visual impacts would be less than significant.

Similarly, future development under the PTASP, including (re)development on the parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area), would result in the development of residential, commercial, and industrial land uses, public facilities and roadway improvements that would change the visual character of the area to a more urban and intensive development area. This visual change would occur incrementally over time as individual parcels or groups of parcels are developed or redeveloped. The PTASP includes design guidelines for buildings, site planning, public art, gateways, signs, landscaping, open space, streetscapes, and alternative transportation/ circulation features that would promote high-quality, attractive, and interesting public spaces and structures. Each development would be subject to City review for compliance with the development standards and design guidelines in the PTASP, once adopted, and other applicable development standards in Title 17, Zoning, of the PMC (City's Zoning Code or Palmdale Zoning Code) (RR-1-1). Because the design guidelines in the PTASP reflect the aesthetic preferences of the City, changes in visual quality would not be considered adverse. Long-term visual impacts would be less than significant.

Regulatory Requirements

- RR-1-1** Future development will be subject to approval by the City, as required by the PMC and PTASP, to verify compliance with the development standards and design guidelines in the PTASP and applicable zoning regulations to ensure the site plan, building layout, size, shape, scale, mass, height, architectural design, architectural components, materials, colors, landscaping, and other aspects of the development project are compatible with other developments in the planning area, are appropriate for the site and setting, and achieve the goals of the PTASP.

Mitigation Measures

- MM-AES-1** For future development located in proximity to residentially zoned properties, as deemed necessary by the City's Planning Director, prior to issuance of the Grading Permit, each project applicant shall submit a Construction Management Plan for review and approval by the City of Palmdale City Engineer. The Construction Management Plan shall, at a minimum, indicate the equipment and vehicle staging areas, stockpiling of materials, fencing (i.e., temporary security/screening fencing with opaque material), nighttime lighting (if proposed), and construction haul route(s). Staging areas shall be screened from view from residential properties as feasible. Construction worker parking may be located offsite with prior approval by the City; however, on-street parking of construction worker vehicles on residential streets shall be prohibited. Vehicles shall be kept clean and free of mud and dust before leaving the respective project site. Surrounding streets shall be swept as necessary such that they are maintained free of dirt and debris.

Compliance with RR-1-1 and implementation of MM-AES-1 from the Palmdale TOD Framework Plan Program EIR would reduce potential visual quality impacts to less than significant levels after mitigation. Tiering off the

analysis in the Program EIR, PTASP impacts would be consistent with and have been adequately addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR are limited to changes in the visual character of developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having generally the same visual quality as the surrounding areas, impacts on visual quality would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on visual quality would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

Less than Significant Impact. Section 5.2 of the Palmdale TOD Framework Plan Program EIR states that new interior and exterior light sources may create long-term light and glare impacts, but compliance with the lighting requirements in the PMC would reduce impacts to less than significant levels. Construction lighting would temporarily increase lighting levels near residential uses, and implementation of MM-AES-2, which is included in the TOD Program EIR, would reduce impacts to less than significant levels.

Similarly, construction activities to implement the PTASP would result in lighting at construction sites and staging areas that may affect adjacent residential uses. The same mitigation measure (MM-AES-2) from the Palmdale TOD Framework Plan Program EIR would be implemented to reduce construction-related light impacts on adjacent residential uses. Construction lighting impacts would be less than significant after mitigation.

Future development of approximately 1,229 new DU and 4.92 million sf of additional nonresidential uses that would occur by 2035 with implementation of the PTASP would create new sources of light and glare in the form of exterior building lights, parking lot lights, security lights for outdoor areas, and interior lights visible through glass windows and building openings. Street lighting would also be introduced as part of roadway improvements. Large glass, mirror, and metal surfaces in structures and vehicle headlights would also increase the potential for glare. However, future development would have to comply with the design guidelines in the PTASP and the Palmdale Zoning Code, as they relate to light and glare (RR-1-2), to avoid excess illumination and light spillover to adjacent land uses.

Regulatory Requirements

RR-1-2: Future developments and infrastructure improvements will have to comply with Section 17.84.030, Heat, Light and Glare, and Section 17.86.030, Lighting Requirements of the Palmdale Zoning Code, which requires the shielding or control of all sources of heat, light, and glare to prevent disturbing emissions and sets height, distance, shielding, types, and light intensity requirements for lighting fixtures.

Mitigation Measures

MM-AES-2 All construction-related lighting shall include shielding in order to direct lighting down and away from adjacent residential uses and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the City of Palmdale for review concurrent with the Grading Permit application.

Compliance with RR-1-2 and implementation of MM-AES-2 from the Palmdale TOD Framework Plan Program EIR would reduce potential light and glare impacts to less than significant levels after mitigation. Tiering off the



analysis in the Program EIR, PTASP impacts would be consistent with and have been adequately addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR are limited to new sources of light and glare in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same potential sources of light and glare as the surrounding areas, impacts related to light and glare would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on light and glare would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Aesthetics that were not addressed in the TOD Program EIR would occur with the PTASP and the mitigation measures from the Palmdale TOD Framework Plan Program EIR that would be implemented by the PTASP are outlined above for reference.

II. Agriculture and Forest Resources

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no farmlands, agricultural uses, forests, or timberland in the PTASP planning area, as described in the Palmdale TOD Framework Plan Program EIR.

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

No Impact. Section 8.2 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area does not include land identified as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance, and there are no agricultural uses in the planning area. It also states that there is no land with an existing or proposed agricultural zoning or land subject to a Williamson Act contract. Thus, no impact on Farmland would occur.

The portion of the PTASP planning area that is within the boundaries of the Palmdale TOD Framework Plan planning area is also not used for farming or agricultural activities and does not contain parcels designated as Farmland. In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard are not designated as Farmland by the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation nor are they used for agricultural activities. The PTASP planning area, including the parcels just east of 10th Street East and just south of Palmdale Boulevard, is also not zoned A-1 (Light Agriculture) and all parcels are not under Williamson Act contracts. Thus, the PTASP would not convert Farmland to other uses nor conflict with an agricultural zoning or Williamson Act contract.

Tiering off the analysis in the Program EIR, PTASP impacts would be the same as the findings of the Palmdale TOD Framework Plan Program EIR. Also, no additional impacts on agricultural resources would occur over those addressed in the Program EIR because there is no Farmland in the PTASP planning area. With the PTASP planning area located in the same general area as the TOD planning area, impacts on agricultural resources would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur.

- c) **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**
- d) **Would the project result in the loss of forest land or conversion of forest land to non-forest use?**
- e) **Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

No Impact. Section 8.2 of the Palmdale TOD Framework Plan Program EIR states that the City does not include any existing forest land or timberland, and the Palmdale TOD Framework Plan would not cause the rezoning, conversion, or loss of forest land or timberland.

The portion of the PTASP planning area that is within the boundaries of the Palmdale TOD Framework Plan planning area also does not include any existing forest or timberland. The parcels just east of 10th Street East and just south of Palmdale Boulevard are also not located within a forest. The nearest forest is the Angeles National Forest, which is located approximately 4 miles southwest and 5 miles



southeast of the PTASP planning area. As such, the PTASP would not result in the rezoning, conversion, or loss of forest land or timberland zoned for timberland production. Tiering off the analysis in the Program EIR, PTASP impacts would be consistent with the findings of the Palmdale TOD Framework Plan Program EIR. Also, no additional impacts on forestry resources would occur over those addressed in the Program EIR because there are no forestry resources in the PTASP planning area. With the PTASP planning area located in the same general area as the TOD planning area, impacts on forestry resources would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur.

No new significant impacts or more severe impacts related to Agriculture and Forestry Resources that were not addressed in the TOD Program EIR would occur with the PTASP.

III. Air Quality

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Palmdale is located within the Los Angeles County portion of the Mojave Desert Air Basin that is under the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). Existing air quality is characterized by readings at the Lancaster monitoring station, which show the area is in nonattainment of the ozone standards. Regulations and programs related to air quality are discussed in the Palmdale TOD Framework Plan Program EIR.

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. Section 5.6 of the Palmdale TOD Framework Plan Program EIR states that implementation of the Palmdale TOD Framework Plan would result in less development in the planning area than that anticipated by the Palmdale General Plan and Zoning Code and would be consistent with growth forecasts; however, future development would result in construction and operational emissions that would exceed AVAQMD thresholds. Therefore, impacts related to a potential conflict with an applicable air quality plan would be significant and unavoidable.

The PTASP proposes land uses that are not similar to those in the City’s Land Use and Zoning Maps. The PTASP proposes the development of approximately 1,229 new DU and 4.92 million sf of additional

nonresidential development as part of a mixed-use transit-oriented district in the planning area that would reduce automobile use and promote walking, biking, and the use of Antelope Valley Transit Authority (AVTA) and other buses, Metrolink trains, and the future HSR service. Water and energy conservation measures would also be implemented to reduce emissions from stationary sources.

Future development would comply with pertinent AVAQMD rules. However, future development under the PTASP has not been considered in growth forecasts used in the regional emissions analysis for the AVAQMD's State Implementation Plan (SIP). Thus, the PTASP would conflict with the AVAQMD SIP. While the extent of development anticipated under the PTASP (1,229 DU and 4.92 million sf) is only 33 to 62 percent of the future development under the Palmdale TOD Framework Plan (3,702 DU and 7.97 million sf), AVAQMD thresholds are low and generally applicable to individual developments. As such, PTASP-related operational emissions would still exceed AVAQMD thresholds, similar to the impacts of future development under the Palmdale TOD Framework Plan. Tiering off the analysis in the Program EIR, PTASP impacts would be consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include operational emissions from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) and their consideration in growth forecasts used in the AVAQMD SIP. As discussed under "Consistency of PTASP and Palmdale TOD Framework" above, future development under the PTASP would not exceed the anticipated development addressed in the TOD Program EIR for the PTASP area. As such, future development in the PTASP area outside the TOD planning area is also consistent with the AVAQMD SIP. Thus, the associated air quality impacts have been accounted for in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to the AVQMD SIP would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

b) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. Section 5.6 of the Palmdale TOD Framework Plan Program EIR states that construction and demolition activities will result in short-term pollutant emissions that may violate air quality standards and affect nearby land uses. These activities would have to comply with mitigation measures included in the TOD Program EIR, such as AVAQMD Rules 401 and 403 for dust control (MM-AQ-1), California Vehicle Code Section 23114 for material spills on public streets (MM-AQ-2), measures to reduce vehicle exhaust emissions (MM-AQ-3), use of architectural coatings in compliance with AVAQMD Rule 1113 (MM-AQ-4), and removal of asbestos-containing materials (ACM) in compliance with AVAQMD Rule 1403 (MM-AQ-5). However, impacts are expected to remain significant and unavoidable because the Mojave Desert Air Basin is currently nonattainment of federal and State standards for ozone and particulate matters and future development under the Palmdale TOD Framework Plan would contribute to this nonattainment status.

Section 5.6 of the Palmdale TOD Framework Plan Program EIR also estimates existing and projected operational emissions from developments within the Palmdale TOD Framework Plan planning area. The estimated increase in emissions due to area, energy, and mobile sources is expected to exceed AVAQMD thresholds for all criteria pollutants. Due to the extent of exceedances, impacts would be significant and unavoidable.

Similarly, construction and demolition activities under the PTASP would result in short-term pollutant emissions that would be generated by heavy-duty construction equipment and construction worker vehicle trips and haul trucks going to and from individual construction sites. Fugitive dust emissions would also be generated by demolition and grading activities. Future development and infrastructure improvements would have to comply with existing regulations and mitigation measures MM-AQ-1 through MM-AQ-5 as stated in the Palmdale TOD Framework Plan Program EIR to reduce fugitive dust, pollutant emissions, and other pollutants during construction. Construction impacts would be lesser in magnitude than what would occur with implementation of the Palmdale TOD Framework Plan.

Future development under the PTASP (estimated at 1,229 new DU and 4.92 million sf of additional nonresidential development by 2035) would create a transit-oriented district near the PTC and future HSR station, and it would reduce vehicle trips and associated vehicle emissions. Bike lanes and sidewalks and other circulation features that would be implemented under the PTASP would also encourage the use of alternative transportation (e.g., trains, buses, bicycles, and walking), but pollutant emissions from future development are still expected to exceed AVAQM thresholds when considered as a whole. The Mojave Desert Air Basin remains a nonattainment area for federal and State standards for ozone and particulate matter and emissions from future development under the PTASP would contribute to this nonattainment status.

Mitigation Measures

MM-AQ-1 During clearing, grading, earth-moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified by the AVAQM, including but not limited to AVAQM Rule 401 – Visible Emissions and Rule 403 – Fugitive Dust:

- Onsite vehicle speeds shall be limited to 15 miles per hour;
- All onsite construction roads with vehicle traffic shall be watered periodically;
- Streets adjacent to the project's reach shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust;
- All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day;
- All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 35 miles per hour averaged over one hour) so as to prevent excessive amounts of dust;
- All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
- The area disturbed by clearing, grading, earth-moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and
- These control techniques shall be indicated on project grading plans. Compliance with this measure shall be subject to periodic site inspections by the City of Palmdale.

MM-AQ-2 All trucks hauling excavated or graded material onsite shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4), as amended, regarding the prevention of such material spilling onto public streets.

MM-AQ-3 During construction activities, excessive construction equipment and vehicle exhaust emissions shall be controlled by implementing the following procedures, as specified by the AVAQM:

- Properly and routinely maintain all construction equipment, as recommended by manufacturer manuals, to control exhaust emissions;
- Shut down equipment when not in use for extended periods of time to reduce emissions associated with idling engines;
- Encourage ride sharing and use of transit transportation for construction employees commuting to the project sites;
- Use electric equipment for construction whenever possible in lieu of fossil fuel-fired equipment; and
- Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing construction activity during the peak hour of vehicular traffic on adjacent roadways.

MM-AQ-4 The construction contractor shall adhere to AVAQMD District Rule 1113 (Architectural Coatings) to limit volatile organic compounds from architectural coatings. This rule specifies architectural coatings storage, clean up, and labeling requirements.

MM-AQ-5 All building demolition activities shall adhere to AVAQMD District Rule 1403 (Asbestos Emissions From Demolition/Renovation Activities) and Regulation X (National Emissions Standards for Hazardous Air Pollutants). Additionally, the demolished material shall be transported offsite expeditiously after demolition of the structure.

Implementation of MM-AQ-1 through MM-AQ-5 from the Palmdale TOD Framework Plan Program EIR by individual developments and infrastructure improvements constructed under the PTASP would reduce construction emissions, but impacts are still expected to exceed AVAQMD thresholds. Long-term operational impacts would also contribute to the nonattainment status of the Mojave Desert Air Basin. Tiering off the analysis in the Program EIR, PTASP impacts would be consistent with the analysis in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in operational emissions from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated air quality impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the air quality impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, air quality impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. Section 5.6 of the Palmdale TOD Framework Plan Program EIR states that no carbon monoxide hot spots due to high traffic volumes are expected with implementation of the Palmdale TOD Framework Plan. Future development may include industrial uses that would generate toxic air contaminants (TAC), and sensitive receptors (e.g., single- and multi-family residences, schools, parks, churches, and hospitals) may be exposed to TAC from industrial uses, adjacent railroad operations, and high traffic volumes on SR-14 and major roadways. Implementation of MM-AQ-6 and MM-AQ-7, which are included in the TOD Program EIR, would reduce air toxic impacts to less than significant levels. However, due to the substantial amount of development under the Palmdale TOD Framework Plan, impacts would be significant and unavoidable.

Similarly, future development under the PTASP would include industrial uses that may generate TAC and expose sensitive receptors to TAC from industrial uses, adjacent railroad operations, and high traffic volumes on SR-14 and major roadways. The provision of mechanical ventilation systems with fresh air filtration (MM-AQ-6) and siting sensitive receptors away from distribution centers and warehouse facilities (MM-AQ-7) would reduce impacts. Impacts would also be significant due to the extent of future development under the PTASP.

Mitigation Measures

MM-AQ-6 A project-specific Health Risk Assessment shall be required for new sensitive land uses such as residences, hospitals, and schools located within 500 feet of Palmdale Boulevard and/or the Metrolink/Union Pacific right-of-way, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. The Health Risk Assessment shall evaluate a project per the thresholds established in the most recent guidance from the California Office of Environmental Health Hazard Assessment (i.e., carcinogenic risk equals or exceeds 10 in one million; acute noncarcinogenic hazard index equals or exceeds one; and/or if chronic noncarcinogenic hazard index equals or exceeds one). If projects are found to exceed the thresholds, mitigation shall be incorporated. Mitigation measures may include mechanical ventilation systems with Minimum Efficiency Reporting Value rated filtration.

MM-AQ-7 New sensitive land uses such as residences, hospitals, and schools shall not be located closer than 1,000 feet from any existing or proposed distribution center/warehouse facility which generates a minimum of 100 heavy truck trips per day, or 40 truck trips with transport refrigeration units (TRUs) per day, or TRU operations exceeding 300 hours per week, pursuant to the recommendations set forth in the CARB Air Quality and Land Use Handbook. If new sensitive land uses cannot meet this setback, a project-specific Health Risk Assessment shall be prepared. The Health Risk Assessment shall evaluate a project for the thresholds established in the most recent guidance from the California Office of Environmental Health Hazard Assessment (i.e., carcinogenic risk equals or exceeds 10 in one million; acute noncarcinogenic hazard index equals or exceeds one; and/or if chronic noncarcinogenic hazard index equals or exceeds one). If projects are found to exceed the thresholds, mitigation shall be incorporated. Mitigation measures may include mechanical ventilation systems with Minimum Efficiency Reporting Value rated filtration.

Implementation of MM-AQ-6 and MM-AQ-7 from the Palmdale TOD Framework Plan Program EIR would reduce TAC impacts to sensitive receptors in the PTASP planning area. Tiering off the analysis in the Program EIR, PTASP impacts would be consistent with the analysis in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in pollutant concentrations from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard that may affect sensitive receptors. Since future development under the PTASP and associated air quality impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the air quality impacts on sensitive receptors of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on sensitive receptors would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. Section 8.3 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan does not propose land uses generally associated with odor complaints (e.g., agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding). Also, construction activities may generate detectable odors, but they would be short-term and impacts would be less than significant.

Similarly, the PTASP does not propose land uses generally associated with odor complaints, and odors from construction activities would be temporary. Future development under the PTASP on the parcels just east of 10th Street East and just south of Palmdale Boulevard would consist of multi-family residential, neighborhood commercial, civic, and mixed-use developments (as allowed under the Urban Center and General Urban Zones of the PTASP). These uses do not typically generate objectionable odors, and odors from construction activities on these parcels would be short-term and less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Changes in impacts over those addressed in the Program EIR are limited to potential objectionable odors from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since future development under the PTASP would not exceed the anticipated development addressed in the TOD Program EIR for the PTASP area, the associated air quality impacts of future development in the PTASP area outside the TOD planning area have been accounted for in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to odors would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Air Quality that were not addressed in the TOD Program EIR would occur with the PTASP and the mitigation measures from the Palmdale TOD Framework Plan Program EIR that would be implemented by the PTASP are outlined above for reference.

IV. Biological Resources

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Biological resources in the PTASP planning area include introduced species on developed land and native species on undeveloped land, as described in the Palmdale TOD Framework Plan Program EIR. Regulations and programs related to biological resources that are applicable to the PTASP are also discussed in the Program EIR.

- a) **Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Less than Significant Impact. Section 5.3 of the Palmdale TOD Framework Plan Program EIR states that vegetation in the Palmdale TOD Framework Plan planning area consists of Desert Scrub, Fallow Agriculture, and Urban or Disturbed and wildlife includes a variety of native and introduced species. No special-status plant species or plant communities have been found in the Palmdale TOD Framework Plan planning area, although special-status animal species have been found or are likely to occur in the planning area. Future development under the Palmdale TOD Framework Plan could have a significant impact on special-status plant and animal species. Biological resources assessments (MM-BIO-1), focused surveys for special-status plant and animal species (MM-BIO-2), preconstruction burrowing owl surveys (MM-BIO-3), and focused trapping surveys for the Mohave ground squirrel (MM-BIO-4), if needed, are included in the TOD Program EIR and would reduce impacts to less than significant levels.

Future development and infrastructure improvements on the portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area would also have the potential for significant impact on special-status plant and animal species that may be present. Also, the parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) generally contain the same vegetation types as the rest of the PTASP planning area, and future

development and infrastructure improvements on these parcels would have potentially significant impacts on special-status plant and animal species that may be present. As such, the mitigation measures (MM-BIO-1 through MM-BIO-4) from the Palmdale TOD Framework Plan Program EIR would also be implemented by the PTASP to reduce impacts to sensitive species to less than significant levels.

Mitigation Measures

- MM-BIO-1** A site-specific biological resources assessment shall be conducted for future development projects in known or suspected natural habitat areas by a qualified biologist, prior to an application being deemed complete, to determine the potential presence/absence of candidate, sensitive, or special-status species, as well as the presence/absence of habitat that would support these species.
- MM-BIO-2** If deemed necessary by the site-specific Biological Resources Assessment, a Focused Survey of the proposed development site shall be conducted by a qualified biologist, prior to any ground disturbance, for sensitive plant and wildlife species that are federally or state-listed as endangered or threatened, having moderate to high potential for occurrence on the proposed development site.
- MM-BIO-3** If deemed necessary by the biological resources assessment, a preconstruction Burrowing Owl Survey shall be conducted to determine the presence/absence of the burrowing owl on the proposed development site before any ground disturbance occurs. The survey shall be conducted by a qualified biologist according to the standard protocol established by CDFW and the Burrowing Owl Consortium (BOC). If burrowing owls are determined to be present on the development site, mitigation for potential impacts to owls shall follow the guidelines outlined by the BOC, including passive relocation during the nonbreeding season.
- MM-BIO-4** If deemed necessary by the biological resources assessment, focused Trapping Surveys shall be conducted to determine the presence/absence of the Mohave ground squirrel on the proposed development site prior to any ground disturbance. The surveys shall be conducted according to the guidelines established by CDFW. If Mohave ground squirrel is determined to be present onsite, a State Permit shall be obtained pursuant to CDFW Code Section 2081.

Implementation of MM-BIO-1 through MM-BIO-4 from the Palmdale TOD Framework Plan Program EIR would reduce impacts to sensitive species to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with and have been adequately addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts to sensitive plant and animal species over those addressed in the Program EIR are limited due to the highly disturbed conditions of the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). With this area having the same habitats and vegetation as the surrounding areas, impacts on sensitive species in this area would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on biological resources would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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



Less than Significant Impact. Section 5.3 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is not within a County-designated Significant Ecological Area (SEA). Joshua tree habitat is considered by CDFW as rare and high priority for inventory. While there are no California Juniper Woodland and Joshua Tree Woodland within the Palmdale TOD Framework Plan planning area, there are scattered California junipers and Joshua trees. Impacts would be less than significant with implementation of MM-BIO-1, which is included in the TOD Program EIR.

Future development and infrastructure improvements under the PTASP may lead to the removal of existing trees and vegetation in the planning area. Biological resources assessments (MM-BIO-1 from the TOD Program EIR) would have to be completed to determine existing vegetation types and the presence of riparian habitat or sensitive natural communities. Tree removal would also have to comply with the City's Native Desert Vegetation Preservation Ordinance, which requires Joshua trees and California junipers to be preserved in place or transplanted when feasible (RR-4-1).

Regulatory Requirements

- RR-4-1** All vegetation removal shall comply with Chapter 14.04 of the PMC, which is the City's Joshua Tree and Native Desert Vegetation Preservation Ordinance. This ordinance requires the protection and preservation of Joshua trees and California junipers or their transplantation, when feasible. A permit is required for the removal of any native desert vegetation, and a report for preservation or relocation of Joshua trees, California junipers, and all trees and shrubs, a landscaping plan for native desert vegetation that will remain on the site, and a maintenance program for any desert vegetation shall be included as part of the permit application.
- RR-4-2** Projects that would result in the disturbance of riparian habitat shall obtain the necessary permits from CDFW or USFWS prior to project approval by the City and shall comply with the permit conditions during construction and operation/occupancy of the project.

Implementation of MM-BIO-1 from the Palmdale TOD Framework Plan Program EIR, together with RR-4-1 and RR-4-2, would avoid impacts to riparian habitat and sensitive natural communities to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with and have been adequately addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts on riparian habitat and sensitive communities over those addressed in the Program EIR are not anticipated due to the lack of riparian areas and natural communities in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Thus, impacts on riparian habitats in this area would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. With the PTASP planning area located in the same general area as the TOD planning area, impacts on riparian habitats would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

No Impact. Section 8.4 of the Palmdale TOD Framework Plan Program EIR states that there are four major watercourses in the Palmdale area: Little Rock Wash, Big Rock Wash, Anaverde Creek, and Amargosa Creek. There are no jurisdictional drainage features or wetland areas in the Palmdale TOD Framework Plan planning area; therefore, no impact would occur.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is not within the drainage areas of Little Rock Wash, Big Rock Wash, and Amargosa Creek, but it is within the watershed for Anaverde Creek. There are no jurisdictional drainage features or wetland areas in the PTASP planning area. In addition, there are no jurisdictional drainage features or wetland areas on or near the parcels just east of 10th Street East and just south of Palmdale Boulevard. Thus, no impact on wetlands would occur with the PTASP. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR. Also, no additional impacts on wetlands would occur over those addressed in the Program EIR because there are no wetlands in the PTASP planning area. With the PTASP planning area located in the same general area as the TOD planning area, impacts on wetlands would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur.

d) **Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less than Significant Impact. Section 5.3 of the Program EIR states that the Palmdale TOD Framework Plan planning area does not provide connectivity between large areas of open space on a local or regional scale. Thus, implementation of the Palmdale TOD Framework Plan would not impact wildlife movement. However, the Palmdale TOD Framework Plan planning area could support migratory bird species, including raptors and songbirds, which are protected under the federal Migratory Bird Treaty Act. Implementation of MM-BIO-5 and MM-BIO-6 from the Palmdale TOD Framework Plan Program EIR, which require full evaluation of potential impacts and restrict construction activities to outside of the bird breeding season, would reduce potential impacts to less than significant levels.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area also does not serve as a wildlife corridor but may support nesting birds. These birds could be affected by the removal of trees or vegetation during construction activities. Parcels just east of 10th Street East and just south of Palmdale Boulevard include developed lands with scattered vacant lots, and they would not serve as viable wildlife movement corridors but may be used by nesting birds. Implementation of MM-BIO-5 and MM-BIO-6 from the Palmdale TOD Framework Plan Program EIR would reduce potential Impacts from future development and infrastructure improvements.

Mitigation Measures

MM-BIO-5 Impacts to migratory wildlife potentially impacted by future development shall be fully evaluated, including proposals to remove/disturb native and ornamental landscaping and other nesting habitat for native birds.

MM-BIO-6 If deemed necessary by the Biological Resources Assessment, project construction activities (including disturbances to vegetation) shall take place outside of the breeding bird season (February 1 to September 1), in order to avoid take (including disturbances, which would cause abandonment of active nests containing eggs and/or young). If project construction activities cannot avoid the breeding season, nest surveys shall be conducted and active nests shall be avoided and provided with a minimum buffer, as determined by a biological monitor.

Implementation of MM-BIO-5 and MM-BIO-6 from the Palmdale TOD Framework Plan Program EIR would reduce the impacts of future development under the PTASP to migratory birds to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with and have been adequately addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts on wildlife movement over those addressed in the Program EIR are limited due to the presence of existing developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With no wildlife corridors in this area, impacts on wildlife movement would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts on wildlife corridors would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than Significant Impact. Section 5.3 of the Palmdale TOD Framework Plan Program EIR states that future development could impact native vegetation and would have to comply with the City's Native Desert Vegetation Preservation Ordinance (RR-4-1). Thus, impacts would be less than significant.

Future development and infrastructure improvements under the PTASP may lead to the removal of existing trees in the planning area. Tree removal would also have to comply with the City's Native Desert Vegetation Preservation Ordinance, which requires Joshua trees and California junipers to be preserved in place or transplanted when feasible (RR-4-1). Tiering off the analysis in the Program EIR, PTASP impacts would be less than significant, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR are limited due to the largely developed conditions of the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same habitats and vegetation as the surrounding areas, impacts on local tree preservation policies and ordinances would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts on local tree preservation policies and ordinances would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. Section 8.4 of the Palmdale TOD Framework Plan Program EIR states that, based on review of California Regional Conservation Plans, the Palmdale TOD Framework Plan planning area is not within the boundaries of an adopted habitat conservation plan, natural community conservation plan, or other approved habitat conservation plan; therefore, no impact would occur.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is also not located within the boundaries of an adopted habitat conservation plan or natural community conservation plan. In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard are located outside the boundaries of an adopted habitat conservation plan or natural community conservation plan, as identified by CDFW. Tiering off the analysis in the Program EIR, , no impacts would occur with the PTASP, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR. Also, no additional impacts on adopted habitat conservation plans or natural community conservation plans would occur over those addressed in the Program EIR because there are no adopted habitat conservation plans in or near the PTASP planning area. No impacts would occur.

No new significant impacts or more severe impacts related to Biological Resources that were not addressed in the TOD Program EIR would occur with the PTASP and the mitigation measures from the Palmdale TOD Framework Plan Program EIR that would be implemented by the PTASP are outlined above for reference.

V. Cultural Resources

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES: Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Cultural resources in the PTASP planning area and regulations and programs related to cultural resources are described in the Palmdale TOD Framework Plan Program EIR.

a) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less than Significant Impact. Section 5.4 of the Palmdale TOD Framework Plan Program EIR states that there are no buildings or sites in Palmdale that are National Historic Landmarks or California Historical Landmarks or included in the National Register of Historic Places or the California Register of Historical Resources. The Palmdale General Plan includes a list of the City’s potential historic structures, and several potential historic structures are located within or immediately adjacent to the southeastern portion of the Palmdale TOD Framework Plan planning area. Compliance with City policies for historic resource preservation by individual developments would result in less than significant impacts.

Review of the National Register of Historic Places, California Historical Landmarks, California Register of Historical Resources, and California Points of Historical Interest shows that the PTASP planning area does not include national and state historic resources but, like the Palmdale TOD Framework Plan planning area, may have potential local historic structures at the southeastern portion, including the parcels just east of 10th Street East and just south of Palmdale Boulevard based on the Palmdale General Plan. Future development under the PTASP may involve demolition of existing structures that may be potentially historic. As stated in the Environmental Resources Element of the Palmdale General Plan, the City has historical, archaeological, and paleontological resource information maps that identify resource sensitivity and are used to evaluate the need for cultural resources assessments or surveys. Development in areas that are likely to contain cultural resources are required to perform surveys and submit reports. When resources are identified, appropriate testing to determine historical significance and preservation, mitigation, or salvage is required, as outlined in RR-5-1 below.

Regulatory Requirements

RR-5-1 Using the City’s historical, archaeological, and paleontological resource information maps, cultural resources assessments or surveys by individual development projects will be required for

developments that would occur in areas with high to moderate sensitivity. When cultural resources are identified to be present within or near a development site, appropriate evaluation/testing shall be conducted to determine its significance in accordance with PRC Section 21084.1 and CCR Section 15064.5, Title 14, Division 6, Chapter 3. Structures and sites determined to be historically significant shall be maintained, repaired, altered, stabilized, rehabilitated, restored, preserved, conserved, and/or reconstructed in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

With compliance with RR-5-1, implementation of the PTASP would have a less than significant impact on historical resources. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR are limited to the potential alteration, demolition, or replacement of existing developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same historical setting as the surrounding areas, impacts on any historical resources in this area would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts on historic resources would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than Significant Impact. Section 5.4 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is not within the area with a concentration of cultural resources but has the potential for unknown cultural resources that may be disturbed and uncovered during ground-disturbing activities. Implementation of MM-CUL-1 from the Palmdale TOD Framework Plan Program EIR would reduce impacts to less than significant levels if archaeological resources are found during excavation and grading activities.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is also not located within the area with a concentration of cultural resources but has the potential for unknown cultural resources. The Palmdale General Plan identifies the valley floor, including the PTASP planning area, as well as the parcels just east of 10th Street East and just south of Palmdale Boulevard, as having moderately high sensitivity for archaeological resources. Implementation of MM-CUL-1 from the Palmdale TOD Framework Plan Program EIR would also reduce impacts to any discovered archaeological resources.

Mitigation Measures

MM-CUL-1 In the event that archeological resources are unearthed during excavation and grading activities of future development, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery, notify the City's Planning Director, and, with direction from the City's Planning Director, shall retain a qualified archaeologist certified by the County of Los Angeles to evaluate the significance of the find and recommend an appropriate course of action.

If evidence of subsurface tribal cultural resources is found, the registered professional archaeologist, in coordination with the City, shall determine the appropriate Native American monitor for the find. The registered professional archaeologist and Native American monitor shall collect the resource and prepare a technical report describing the results of the investigation. The

test-level report shall evaluate the site, including a discussion of significance (depth, nature, condition, and extent of the resources), final mitigation recommendations, and cost estimates.

Salvage operation requirements pursuant to Section 15064.5 of the *CEQA Guidelines* shall be followed. Work within the area of discovery shall resume only after the resource has been appropriately mitigated.

Implementation of MM-CUL-1 from the Palmdale TOD Framework Plan Program EIR would reduce impacts on archaeological resources to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with and have been adequately addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR are limited due to past ground disturbance associated with existing developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same prehistoric setting as the surrounding areas, impacts on any archaeological resources would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts on archaeological resources would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

c) Would the project disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. Section 5.4 of the Palmdale TOD Framework Plan Program EIR states that there are no indications human remains are present in the Palmdale TOD Framework Plan planning area. If human remains are inadvertently found, they will be subject to proper treatment in accordance with applicable laws. Impacts would be less than significant.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is also not expected to have human remains. In addition, based on review of the Palmdale General Plan and aerial photographs, no known burial sites or formal cemeteries have been identified within the area, including the parcels just east of 10th Street East and just south of Palmdale Boulevard. The Old Palmdale Cemetery is a historical site located on 20th Street East and Avenue R-12, approximately 1.5 miles southeast of the site. This cemetery would not be affected by the PTASP. If ground disturbance and excavations for construction of future development and infrastructure improvements under the PTASP uncover human remains, compliance with the California Health and Safety Code Section 7050.5 and PRC Section 5097.98 would be required (RR 5-2). These regulations contain protocols for the inadvertent discovery of human remains.

Regulatory Requirements

RR-5-2 If human remains are found during excavation activities, all work must cease; and the County Coroner must be notified in accordance with Section 7050.5 of the California Health and Safety Code. The Coroner will determine whether the remains are of forensic interest. If the Coroner, with the aid of a County-approved archaeologist, determines that the remains are prehistoric, the Native American Heritage Commission (NAHC) will be informed. The NAHC will be responsible for designating the most likely descendant (MLD), who will be responsible for the ultimate disposition of the remains, as required by Section 5097.98 of the California PRC. The MLD will make a recommendation within 48 hours of being granted access to the site. The MLD's recommendation will be followed if feasible and may include scientific removal and nondestructive analysis of the human remains and any items associated with Native American burials. If the landowner rejects the recommendation of the MLD, the landowner will have to



rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance.

Compliance with RR-5-2 would reduce impacts related to human remains to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR are limited due to past ground disturbance associated with existing developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same development pattern as the surrounding areas, impacts on any human remains would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, potential impacts on human remains would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Cultural Resources that were not addressed in the TOD Program EIR would occur with the PTASP and the mitigation measures from the Palmdale TOD Framework Plan Program EIR that would be implemented by the PTASP are outlined above for reference.

VI. Energy

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VI. Energy: Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b) **Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Less Than Significant Impact. Section 7.4 of the Palmdale TOD Framework Plan Program EIR addresses energy conservation and states that SCE provides electrical services to the City and SCG provides natural gas services. Estimates of energy consumption by development within the Palmdale TOD Framework Plan planning area are provided in Section 7.4.4 of the Program EIR and show that annual energy consumption would represent less than 1.0 percent of the County’s electricity and natural gas consumptions and approximately 1.5 percent of the County’s operational automotive fuel consumption. Future development would comply with Title 24 Building Energy Efficiency Standards, which would reduce energy use. Implementation of the Palmdale TOD Framework Plan would create a TOD to promote walking and biking and the use of nearby transit services and reduce automotive fuel use. In addition, construction energy use would be temporary and incremental over time. Thus, the Palmdale TOD Framework Plan would not result in wasteful, inefficient, or unnecessary

consumption of energy resources during project construction or long-term operations. Energy use impacts would be less than significant.

Similarly, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) would result in increased energy use in the planning area from electricity and natural gas consumptions and automotive fuel consumption associated with construction and operation/occupancy of 1,229 new DU and 4.92 million sf of additional development. Because development under the PTASP would be within the development capacity of the Palmdale TOD Framework Plan, energy consumption would be within the estimates provided in the Palmdale TOD Framework Plan Program EIR. Future development would have to comply with Title 24 Building Energy Efficiency Standards and the California Green Building Standards Code (CalGreen Code) (RR-6-1), which would reduce energy demands from individual developments. The PTASP also includes Sustainability Guidelines (Section 5.7 of the PTASP) that promote the use of solar energy systems, electric vehicles, and other energy-conservation features.

California's Renewables Portfolio Standard (RPS) requires investor-owned utilities, electric service providers, and community choice aggregators to increase their renewable energy sources to 33 percent of total supplies by 2020 and 50 percent of total supplies by 2030. SCE compliance with this regulation would ensure electrical energy use by developments does not result in the waste of finite energy resources. With increased SCE energy supplies from renewable sources, there would be an indirect increase in energy use in the planning area that comes from renewable sources. The PTASP would not obstruct implementation of the RPS program, and impacts would be less than significant.

The Palmdale Energy Action Plan (PEAP) identifies ways the City will increase energy efficiency and energy independence, which would meet the State's GHG reduction goals. City implementation of the PEAP would reduce energy use from government facilities and activities. In addition, implementation of applicable PEAP measures by future development under the PTASP, as practicable, would reduce energy use (RR-6-2). The PTASP supports the PEAP as it proposes a mixed-use transit-oriented district, with complete streets and accessible housing and jobs that would promote walking and biking in the area and increase the use of transit services at the PTC and future HSR station. Thus, the PTASP would not result in wasteful, inefficient, or unnecessary consumption of energy resources and would not conflict with renewable energy and energy efficiency plans. Impacts would be less than significant, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

- RR-6-1** Future development shall be constructed in accordance with Title 24 Building Energy Efficiency Standards and the CalGreen Code, which requires energy-efficient lighting, electrical, and heating, ventilation and air conditioning systems, appliances and equipment and the provision of bicycle and clean air vehicle parking spaces, electric vehicle charging stations, and other energy-saving features.
- RR-6-2** Future development shall incorporate applicable communitywide measures outlined in the PEAP, as feasible. These include exceeding Title 24 use requirements by 15 percent; increased shading; residential energy efficiency; home energy audits; water conservation; renewable energy generation and use; complete streets; transportation management; accessible housing; waste reduction and diversion; and the "buy-local" movement.

Compliance with RR-6-1 and RR-6-2 would reduce impacts related to energy to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.



Additional impacts over those addressed in the Program EIR include increases in energy consumption from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since future development under the PTASP and associated energy impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the energy impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, energy impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Energy that were not addressed in the TOD Program EIR would occur with the PTASP.

VII. Geology and Soils

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS: Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The PTASP planning area is located in the Antelope Valley, which is an elevated desert bounded by the Tehachapi Mountain Range to the north and northwest and the San Gabriel, Sierra Pelona, and Liebre

mountains to the south and southwest. The San Andreas Earthquake Fault Zone runs through the San Gabriel Mountains south of the PTASP planning area. The geologic and seismic characteristics of the planning area and regulations and programs related to geology and soils are discussed in the Palmdale TOD Framework Plan Program EIR.

- a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**

Less than Significant Impact. Section 8.6 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is outside the Alquist-Priolo Fault Zones for the San Andreas Fault and Cemetery Fault that cross Palmdale. The nearest Alquist-Priolo Fault Zone is less than 1.0 mile south of the planning area. Compliance with the Alquist-Priolo Earthquake Fault Zoning Act (i.e., geologic investigations and setbacks for structures intended for human occupancy) and land use and density restrictions near the fault zones would reduce potential impacts to a less than significant level.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is also not located in designated Alquist-Priolo Fault Zones. In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard are outside Alquist-Priolo Fault Zones, as designated by the California Geological Survey. Geotechnical investigations are required for future development and infrastructure improvements to account for seismic and geologic hazards that may be present on individual construction sites. As such, individual developments and infrastructure improvements would have to prepare a geological and/or geotechnical engineering report and comply with the recommendations of the report prior to City approval of a building or grading permit (RR-7-1). This would avoid exposure to and creation of seismic and geologic hazards.

Regulatory Requirements

- RR-7-1** In accordance with Palmdale Building Code and PMC, no building or grading permit shall be issued unless the Building Official or City Engineer finds that no geologically hazardous condition would be created by the proposed work or use of the site for which the permit is requested. A geological and/or geotechnical engineering report shall be prepared; shall contain a finding regarding the safety of the building site for the proposed structure against hazards from landslide, settlement, or slippage and that the proposed building or grading construction will not affect the geologic stability of adjacent properties; and shall show to the satisfaction of the City Engineer that hazards will be eliminated prior to the use or occupancy of the land and the site is safe for the intended use.

Compliance with RR-7-1 would ensure impacts related to fault rupture would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR are limited to existing developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same regional geology as the surrounding areas, impacts related to fault rupture would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. With the PTASP planning area located in the same general area as the TOD planning area, impacts related to surface rupture



would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

ii) **Strong seismic ground shaking?**

Less than Significant Impact. Section 5.9 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area would be subject to ground shaking during an earthquake, depending on the fault location, magnitude of the earthquake, and underlying soil and geologic structure. The potential of structural damage would depend on the type of construction. Compliance with the City’s building regulations would reduce impacts to less than significant levels.

Similarly, existing and future development in the PTASP planning area would be subject to ground-shaking hazards from nearby faults and have the potential for structural damage during an earthquake. Preparation of a geotechnical report by individual projects and implementation of the recommendations in the geotechnical report, as required under RR-7-1, would reduce hazards associated with ground shaking to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include existing groundshaking hazards to existing and future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same geologic setting as surrounding areas, impacts related to groundshaking would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. With the PTASP planning area located in the same general area as the TOD planning area, impacts related to groundshaking would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

iii) **Seismic-related ground failure, including liquefaction?**

No Impact. Section 8.6 of the Palmdale TOD Framework Plan Program EIR states that liquefaction hazards in Palmdale are generally associated with water-saturated soils in Lake Palmdale and other creeks and drainage features. The Palmdale TOD Framework Plan planning area is located outside areas with identified liquefaction hazards. No impact related to liquefaction would occur.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is also not located in areas with identified liquefaction hazards. In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard are not located in the Liquefaction Zones identified by the California Geological Survey. Therefore, no impacts related to liquefaction would occur with the PTASP. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR. Also, no additional impacts related to ground failure or liquefaction would occur over those addressed in the Program EIR because there are no liquefaction hazards in the PTASP planning area. With the PTASP planning area located in the same general area as the TOD planning area, impacts related to liquefaction would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur.

a) **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**

iv) **Landslides?**

No Impact. Section 8.6 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area and surrounding areas are relatively flat with no unusual geographic features. The Palmdale TOD Framework Plan planning area is also not subject to earthquake-induced landslide hazards. Therefore, no impacts related to exposure to landslide conditions would occur.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area has a relatively flat terrain and would not be exposed to landslide hazards. In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard have a relatively flat terrain and would not be exposed to landslide hazards. The planning area is not within the earthquake-induced landslide zones, as identified by the California Geological Survey. Therefore, no impacts related to landslides would occur with the PTASP. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR. Also, no additional impacts related to landslides would occur over those addressed in the Program EIR because there are no landslide hazards in the PTASP planning area. With the PTASP planning area located in the same general area as the TOD planning area, impacts related to landslides would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur

b) Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Section 5.9 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area has moderate soil erosion potential. During ground-disturbance activities, wind and water erosion would be reduced by compliance with erosion control measures in the PMC, fugitive dust control measures implemented as part of MM-AQ-1 from the Palmdale TOD Framework Plan Program EIR, and stormwater controls implemented under individual Stormwater Pollution Prevention Plans (SWPPP). Tiering off the analysis in the Program EIR, PTASP impacts related to erosion would be less than significant, similar to the findings of the Program EIR.

Ground-disturbance activities on the portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area would also result in wind and water erosion. The parcels just east of 10th Street East and just south of Palmdale Boulevard are also located in an area with moderate soil erosion potential, as shown in Exhibit S-11 of the Palmdale General Plan. Wind and water erosion from construction of future development and infrastructure projects under the PTASP would be reduced by compliance with City excavation and grading regulations (RR-7-2), implementation of an SWPPP (RR-10-1), and implementation of dust control measures under MM-AQ-1 from the Palmdale TOD Framework Plan Program EIR. With future development, the introduction of paved surfaces in the form of roadways, drive aisles, parking lots, buildings, and other impervious areas would reduce long-term erosion in the PTASP planning area. Impacts would be less than significant after mitigation.

Regulatory Requirements

RR-7-2 All excavation and grading activities shall comply with Section 8.04.265 of the PMC that sets regulations for excavation, grading, and earthwork construction activities, and for controlling grading site runoff, including erosion, sediments, and construction-related pollutants.

With compliance with RR-7-1 and RR-10-1 and implementation of MM-AQ-1 from the Palmdale TOD Framework Plan Program EIR, erosion impacts would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential erosion in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same general soil conditions as the surrounding areas, impacts related to potential erosion would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts related to erosion would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less than Significant Impact. Section 5.9 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is not subject to landslide or liquefaction hazards but may expose people and structures to subsidence and collapse. With compliance with applicable regulations (e.g., Building and Zoning Codes), future development would result in less than significant impacts related to subsidence and collapse.

Future development and infrastructure improvements on the portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area would also be subject to subsidence and collapse hazards. Similarly, the parcels just east of 10th Street East and just south of Palmdale Boulevard are located in an area with unclassified subsidence potential, as shown in Exhibit S-14 of the Palmdale General Plan, and would also be subject to subsidence and collapse hazards. Preparation of a geotechnical report and implementation of the recommendations of the geotechnical report by individual projects (RR-7-1) would prevent geologic hazards, such as subsidence and collapse, from adversely affecting future development and infrastructure improvements under the PTASP.

Tiering off the analysis in the Program EIR, PTASP impacts related to geologic hazards would be less than significant, consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include geologic hazards to existing and future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same general soil conditions as the surrounding areas, impacts related to potential geologic hazards would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts related to geologic hazards would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than Significant Impact. Section 5.9 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area has low soil expansion potential, except for the area along Palmdale Boulevard, which has moderate potential. With compliance with applicable regulations (e.g., Building and Zoning Codes), future development would result in less than significant impacts related to soil expansion.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area would also have low soil expansion potential, except for the area along Palmdale Boulevard, which has moderate soil expansion potential. The parcels just east of 10th Street East and just south of Palmdale Boulevard are located in an area with low soil expansion potential, as shown in Exhibit S-10 of the Palmdale General Plan. Preparation of a geotechnical report by individual projects

and implementation of the recommendations of the geotechnical report (RR-7-1) would prevent geological hazards, including soil expansion, that may adversely affect future development and infrastructure improvements under the PTASP. Impacts related to geologic hazards would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include the potential for soil expansion in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With generally the same soil expansion potential as the surrounding areas, impacts related to soil expansion in this area would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts related to soil expansion would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

No Impact. Section 8.6 of the Palmdale TOD Framework Plan Program EIR states that there are existing land uses in the Palmdale TOD Framework Plan planning area that are still served by septic systems. However, the Public Services Element of the Palmdale General Plan requires future residential uses on less than 1 acre of land to connect to the public sewer system and transition away from septic systems. Therefore, future developments are expected to connect and be served by the public sewer system, and no impacts related to septic tanks would occur.

Similarly, the portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area and the surrounding areas include existing developments served by septic systems. While Exhibit S-13 of the Palmdale General Plan identifies septic tank limitations on portions of the planning area as slight to moderate, future development under the PTASP, including the parcels just east of 10th Street East and just south of Palmdale Boulevard, would be required to connect to the public sewer system when sewer lines become available within 200 feet of the property (RR-7-3). Figure 2.14 of the PTASP shows there are sewer lines that may be extended to serve new development on vacant land. Therefore, no impacts related to septic tanks would occur.

Regulatory Requirements

RR-7-3 In accordance with Section 13.08.020 (B) of the PMC, whenever a public sewer becomes available within 200 feet of the property where no public sewer was previously available, the property owner shall connect all building sewers or industrial connection sewers to the public sewer within 90 days after receiving official notice from the City. Property owners must abandon and fill with suitable materials any privy vault, septic tank, cesspool, or similar private sewage disposal systems.

Compliance with RR-7-3 would prevent any impacts related to the use of septic tanks or alternative waste water disposal systems. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include septic tanks serving existing developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area likely having septic tanks as the surrounding areas and the City requirement to connect to the public sewer system, impacts related to septic tank limitations would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur. Also, with the PTASP planning area located in the same general



area as the TOD planning area, impacts related septic tanks would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact. Section 8.5 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is outside areas identified to have low and high potential for paleontological resources. Because no paleontological resources are anticipated to be present, no impacts would occur.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area would also be outside areas identified to have low and high potential for paleontological resources. Review of the Paleontological Sensitivity Map in the Palmdale General Plan shows that the parcels just east of 10th Street East and just south of Palmdale Boulevard also have undetermined sensitivity, similar to the rest of the PTASP planning area. Review of the Geologic Map of California shows that the planning area and surrounding areas are generally underlain by Pleistocene-Holocene marine and nonmarine sedimentary rocks. These include alluvium, lake, playa, and terrace deposits, which are geologic units that are generally not known to contain fossils. As stated in RR-5-1 in Section III.V (a) above, the City’s historical, archaeological, and paleontological resource information maps will be used to determine the need for cultural resources assessments or surveys by individual development projects. Thus, future development under the PTASP is not expected to have a significant adverse impact on paleontological resources.

Additional impacts on paleontological resources over those addressed in the Program EIR would occur with future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same paleontological sensitivity as the surrounding areas, impacts on any paleontological resources would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts on paleontological resources would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Geology and Soils that were not addressed in the TOD Program EIR would occur with the PTASP.

VIII. Greenhouse Gas Emissions

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS: Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing vehicle use, energy and water consumption, waste generation, and other activities in the planning area generate GHG. A discussion of GHG regulations and programs that have been adopted to reduce GHG are provided in the Palmdale TOD Framework Plan Program EIR.

a) **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less than Significant Impact. Section 5.7 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan would result in increased GHG emissions that could contribute to climate change. An estimate of GHG from future developments within the Palmdale TOD Framework Plan is provided, which is expected to conflict with the GHG reduction goals of Assembly Bill (AB) 32. Future development would have to comply with existing programs, plans, and regulations that serve to reduce GHG, but impacts are expected to remain significant and unavoidable.

Similarly, future development under the PTASP would result in GHG emissions that would also exceed AVAQMD threshold (100,000 tons of carbon dioxide equivalent (CO₂e) per year) due to the extent of new development anticipated under the PTASP (an additional 1,229 DU and 4.92 million sf of new development). However, future development would create a transit-oriented district near the PTC and future HSR station to promote the use of alternative transportation (e.g., walking, biking, transit buses, Metrolink trains, and future HSR services). This would reduce vehicle trips and associated GHG emissions. Compliance with the Sustainability Guidelines in Section 5.7 of the PTASP and the provision of sidewalks and bicycle lanes to promote the use of alternative transportation, as well as water conservation measures (Water Efficient Landscape Ordinance compliance under RR-19-2) and energy conservation measures (e.g., Title 24 compliance under RR-6-1 and PEAP compliance under RR-6-2) would also reduce GHG emissions from individual projects.

Still, the increase in GHG emissions associated with the future development of 1,229 DU and 4.29 million sf of nonresidential development by 2035 is expected to exceed the AVAQMD threshold when the PTASP is considered as a whole. As stated in the Palmdale TOD Framework Plan Program EIR, future development would need to be analyzed on a project-by-project basis to determine the extent of each project's potential contribution to global climate change and appropriate mitigation measures specific to each project. Tiering off the analysis in the Program EIR, PTASP impacts would be consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in GHG emissions from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated GHG impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the GHG impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, GHG impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

b) **Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

Less than Significant Impact. Section 5.7 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan would need to comply with the PEAP, which requires energy conservation measures exceeding Title 24 requirements, energy efficiency and



water conservation features, onsite renewable energy sources, housing near transit, and recycling measures and programs. Therefore, the Palmdale TOD Framework Plan would not conflict with a plan, policy, or regulation pertaining to GHG. Impacts would be less than significant.

Similarly, future development under the PTASP would need to comply with the PEAP and propose the development of a transit-oriented district that would promote the use of alternative transportation (e.g., bus transit services, Metrolink trains, and future HSR service) to reduce vehicle trips and vehicle miles traveled and the associated GHG emissions. As discussed above, compliance with Title 24, Energy Efficiency Standards, and the CalGreen Code (RR-6-1) and implementation of applicable PEAP measures by future development (RR-6-2) would reduce energy use and associated GHG emissions. The PTASP also includes Sustainability Guidelines (Section 5.7 of the PTASP) that promote the use of solar energy systems, electric vehicles, and other energy conservation features. Tiering off the analysis in the Program EIR, PTASP impacts would be less than significant, consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include consistency with the PEAP of future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since future development under the PTASP and associated GHG impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, future development in the PTASP area outside the TOD planning area is also consistent with GHG reduction plans and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to GHG reduction plans would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Greenhouse Gas Emissions that were not addressed in the TOD Program EIR would occur with the PTASP.

IX. Hazards and Hazardous Materials

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Commercial and industrial uses typically handle hazardous materials and/or generate hazardous wastes. Properties in the Palmdale TOD Framework Plan planning area that are included in the Cortese database and that have (leaking) underground storage tanks are identified in the Palmdale TOD Framework Plan Program EIR, along with reported spills, school investigation sites, illegal drug lab sites, dry cleaners, and toxic emitters. USAF Plant 42, the UPRR tracks, and older structures that may contain ACM and lead-based paint (LBP) are also discussed in the Program EIR. Regulations for hazardous materials and wastes are summarized in the Program EIR.

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant Impact. Section 5.10 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan would include commercial and industrial uses that may use hazardous materials and/or generate hazardous wastes. The accidental release of hazardous materials and wastes may pose health and safety hazards to land uses in the area. Compliance with federal, State, and local laws would prevent the creation of hazards and reduce the potential for accidental releases. Impacts would be less than significant.

Similarly, future development and infrastructure projects under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area), would include as much as 4.92 million sf of additional commercial and industrial uses that may use hazardous materials and/or generate hazardous wastes. The transport, use, storage, and disposal of hazardous materials and wastes during construction and operations would have to be conducted in accordance with all applicable State, federal, and local laws (RR-9-1). With compliance with applicable laws and regulations, the potential impact associated with the routine transport, use, and disposal of hazardous materials would be less than significant.

Regulatory Requirements

RR-9-1 All hazardous materials and wastes shall be handled, stored, transported, and/or disposed in accordance with pertinent federal, State, County, and local regulations, such as the Hazardous



Materials Transportation Act, Resource Conservation and Recovery Act (RCRA), Toxic Substances Control Act (TSCA), California Hazardous Waste Control Act, California Accidental Release Prevention (CalARP) Program, CCR (Title 8, Sections 1529, 1532.1, and 1541), California Health and Safety Code (Section 39650 *et seq.*), and AVAQMD regulations.

With compliance with RR-9-1, impacts would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in hazardous materials use from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP has been accounted for and potential hazardous materials users from this development would have the same impacts as those addressed in the TOD Program EIR for the PTASP area, hazardous materials use by future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to hazardous materials use would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than Significant Impact. Section 5.10 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan would involve the use of hazardous materials and wastes during construction (e.g., building chemicals and solvents) and demolition activities (e.g., ACM and LBP). Compliance with AVAQMD Rule 1403 and implementation of ACM surveys and proper disposal of ACM (MM-HAZ-1) and evaluation of paint waste and proper disposal of LBP (MM-HAZ-2), which are included in the Palmdale TOD Framework Plan Program EIR, would reduce impacts to less than significant levels. Redevelopment of existing and former land uses in the Palmdale TOD Framework Plan planning area that utilize hazardous materials may pose hazards to future development. As provided in the Palmdale TOD Framework Plan Program EIR, a Phase I Environmental Site Assessment (ESA) is required on these parcels to identify potential health and safety hazards to future uses and implement any needed remediation activities (MM-HAZ-3). Also, projects that disturb soils within the UPRR right-of-way also require soil sampling to identify the presence of hazardous materials and implement any needed remediation (MM-HAZ-4). If unknown hazardous wastes or suspect materials are discovered during construction, MM-HAZ-5 from the Palmdale TOD Framework Plan Program EIR would need to be implemented. Impacts would be less than significant after mitigation.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area also includes sites that are currently or may have been historically used for commercial and industrial purposes and may have used hazardous materials and/or generated hazardous wastes. Older structures built before the 1980s, when restrictions on asbestos use were put in place, and 1978, when LBP was banned in residential structures and environments, may have ACM and LBP. The UPRR tracks may also have hazardous materials (e.g., creosote, arsenic, and petroleum hydrocarbons). Grading and excavation activities may also uncover unknown hazardous wastes or suspect materials. Similarly, the parcels just east of 10th Street East and just south of Palmdale Boulevard may contain similar hazards. Thus, implementation of MM-HAZ-1 through MM-HAZ-5 from the Palmdale TOD Framework Plan Program EIR would be required of future development and infrastructure improvements under the PTASP.

Mitigation Measures

- MM-HAZ-1** Prior to demolition and/or rehabilitation activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and CalOSHA certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the Antelope Valley Air Quality Management District (AVAQMD) Rule 1403.
- MM-HAZ-2** If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material for lead by a qualified Environmental Professional. If lead-based paint is found, abatement shall be completed by a qualified Lead Specialist prior to any activities that would create lead dust or fume hazard. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifies exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Project Engineer.
- MM-HAZ-3** A formal Phase I Environmental Site Assessment (ESA) shall be prepared on a project-by-project basis for any commercial and industrial properties involving hazardous materials or waste. The Phase I ESA shall be prepared in accordance with ASTM Standard Practice E 1527-13 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any land acquisition, demolition, or construction activities. The Phase I ESA would identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified hazardous materials Environmental Professional with Phase II/site characterization experience prior to land acquisition, demolition, and/or construction. The Environmental Professional shall identify proper remedial activities, if necessary.
- MM-HAZ-4** For projects that would disturb soils within the existing railroad rights-of-way, qualified hazardous materials Environmental Professional with Phase II/site characterization experience shall conduct sampling in order to determine whether or not contamination exists within the areas of proposed disturbance. Results of the sampling would indicate the level of remediation efforts that may be required, if necessary. All activities conducted within railroad rights-of-way shall be conducted under the purview of the local regulatory agency in order to identify proper handling procedures should contamination be present.
- MM-HAZ-5** If unknown wastes or suspect materials are discovered during construction by the contractor that are believed to involve hazardous waste or materials, the contractor shall comply with the following:
- Immediately cease work in the vicinity of the suspected contaminant and remove workers and the public from the area;
 - Notify the City's Project Engineer;
 - Secure the area as directed by the Project Engineer; and
 - Notify the implementing agency's Hazardous Waste/Materials Coordinator.

The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required.



Implementation of MM-HAZ-1 through MM-HAZ-5 from the Palmdale TOD Framework Plan Program EIR would reduce impacts to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with and have been adequately addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include the potential for hazardous material releases from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since future development under the PTASP has been accounted for and potential hazardous materials users from this development would have the same impacts as those addressed in the TOD Program EIR for the PTASP area, changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to hazardous materials incidents would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

Less than Significant Impact. Section 5.10 of the Palmdale TOD Framework Plan Program EIR identifies elementary schools located in the Palmdale TOD Framework Plan planning area as Yucca Elementary School (located at 38440 2nd Street East), Rex Parris High School (38801 Clock Tower Plaza Drive East), and Guidance Charter School (1125 East Palmdale Boulevard). Future development under the Palmdale TOD Framework Plan may expose students, faculty, employees, and other persons at these schools to hazardous materials, wastes, or emissions. Compliance with AVAQM regulations would reduce impacts to nearby schools to less than significant levels.

Future development and infrastructure improvements on the portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area and the parcels just east of 10th Street East and just south of Palmdale Boulevard may also expose area schools to hazardous materials, wastes, or emissions during construction and operation. Compliance with AVAQM regulations and other applicable State and federal regulations would reduce impacts to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include the potential for hazardous emissions from developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) to affect an existing or proposed school. Since future development under the PTASP has been accounted for and potential hazardous materials users from this development would have the same impacts as those addressed in the TOD Program EIR for the PTASP area, hazardous material emissions from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to hazardous materials emissions would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less than Significant Impact. Section 5.10 of the Palmdale TOD Framework Plan Program EIR states that there are various sites in the Palmdale TOD Framework Plan planning area that are included in the Cortese list. Construction activities on these sites could expose the public to hazardous materials.

A Phase I ESA is required on these parcels to identify potential health and safety hazards and the need for remediation activities (MM-HAZ-3). Implementation of MM-HAZ-3, which is included in the Palmdale TOD Framework Plan Program EIR, would reduce impacts to less than significant levels.

Future development and infrastructure improvements on the portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area and the parcels just east of 10th Street East and just south of Palmdale Boulevard may also occur on parcels on the Cortese list or are sites listed in government hazardous material databases as using or generating hazardous materials. As such, a Phase I ESA would be prepared for future development on sites that use or previously used hazardous materials, and appropriate remediation activities shall be implemented as necessary (MM-HAZ-3 from the Palmdale TOD Framework Plan Program EIR). Tiering off the analysis in the Program EIR, PTASP impacts would be less than significant levels, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include hazardous materials sites in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard and their potential to create a public health or safety hazard. With this area generally having the same types of hazardous material users as the surrounding areas and with potential hazardous materials users from future development under the PTASP having been accounted for and having the same impacts as those discussed in the TOD Program EIR, changes in impacts would be less than significant.

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

Less than Significant Impact. As stated in the Palmdale TOD Framework Plan Program EIR, the USAF Plant 42 is located northeast of the Palmdale TOD Framework Plan planning area. The northern portion of the Palmdale TOD Framework Plan planning area is located within the Accident Potential Zone (APZ) II of Plant 42 and is primarily designated by the Palmdale TOD Framework Plan for industrial uses, with a small area for commercial and mixed-use developments. Future development within APZ II would need to conform with the use, density, and intensity recommendations of the Air Installations Compatible Use Zones (AICUZ) Study for USAF Plant 42. Compliance with the United States Department of Defense (DOD) and Federal Aviation Administration (FAA) regulations and provision of clear linear corridors in designated APZs would result in less than significant impacts.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is also within APZ II for USAF Plant 42. The PTASP planning area does not include the area north of Technology Drive, where a large section of the land is within the APZ II. However, the AICUZ Air Force Plant 42 Study shows a triangular area at the northern central and northwestern portions (south of Technology Drive and north of Avenue Q) is within the APZ II. This area is designated as Open Space/Recreation, Traditional Neighborhood, General Urban, and Business Mix in the PTASP. Future development in the APZ II would have to comply with FAA regulations, AICUZ compatible use guidelines, and the City's General Plan Safety Element policies and regulations. The parcels just east of 10th Street East and just south of Palmdale Boulevard are not located within APZ II or any other APZ or runway protection zone. Review of the Los Angeles County Airport Land Use Plan shows the entire PTASP planning area is outside the airport property, runway protection zone, planning boundary/airport influence area, and 65 community noise equivalent level (CNEL) for the airport.

The AICUZ Study identifies permitted and prohibited land uses within designated APZ and noise zones. Because a portion of the planning area is within APZ II, permitted land uses in this APZ II would be limited to single-family detached residential units at 1 to 2 DU per acre (possibly increased under a

Planned Unit Development where the maximum lot coverage is less than 20 percent), low-intensity office, select commercial and industrial uses, transportation and utility facilities, and mining and agricultural uses. Meeting places are not recommended. Future development under the PTASP would be subject to review by the Joint Land Use Committee (JLUC) for compliance with the AICUZ Study prior to land use approval (RR-9-2). FAA also requires notification of construction and alteration projects near airports and has adopted regulations for the protection and safe, efficient use and preservation of navigable airspace. Because the PTASP planning area is within 20,000 feet of the nearest runway, future development would have to adhere to the FAA noticing requirements and any applicable standards for structures that may affect navigable airspace (RR-9-3). These would avoid hazards associated with aircraft and runway operations.

Regulatory Requirements

- RR-9-2** Future development will be subject to review by the JLUC for conformance with applicable land use policies in the AICUZ Study for USAF Plant 42 prior to development approval by the City. This would include compliance with the permitted land uses/activities and development density/intensity in areas designated as APZ II.
- RR-9-3** Future development shall be designed and constructed in compliance with FAA regulations (14 CFR Chapter 1, Part 77) related to the protection and safe, efficient use and preservation of navigable airspace around USAF Plant 42, as applicable to proposed structures to be constructed within designated navigable airspace to avoid the potential to create obstructions to air navigation or navigational aids or facilities.

With compliance with RR-9-2 and RR-9-3, impacts related to USAF Plant 42 would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include exposure of existing and future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard to airport hazards. With this area being exposed to the same airport hazards from USAF Plant 42 operations, impacts related to airport hazards would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to airport hazards would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than Significant Impact. Section 8.7 of the Palmdale TOD Framework Plan Program EIR states that future development would result in new land uses, but future construction activities would be subject to review and approval by the City, including police and fire departments. Review by these public agencies would ensure developments in the planning area would not interfere with an emergency response plan or emergency evacuation plan. Proposed roadway improvements would also increase connectivity in the planning area and allow uninterrupted emergency access to the various land uses. Therefore, impacts would be less than significant.

Similarly, future development under the PTASP, including the parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area), would be subject to review and approval by the City's building, fire, and police departments to ensure adequate emergency access and evacuation

routes are available or provided. Designated evacuation routes (i.e., Palmdale Boulevard, Sierra Highway, and SR-14) would be maintained, and roadway improvements are planned under the PTASP to improve access and connectivity in the planning area. Impacts on emergency access and evacuation would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential obstructions to emergency responses or evacuation by existing and future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since this area is served by the same emergency service providers (Los Angeles County Fire Department and Los Angeles County Sheriff’s Department), impacts related to emergency response or evacuation would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to emergency response and evacuation would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

No Impact. Section 8.7 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is not located near a high fire hazard area; therefore, no wildfire hazard impact would occur.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is also outside a high fire hazard area. In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard are not within a Very High Fire Hazard Severity Zone, as identified by the California Department of Forestry and Fire Protection (CalFire). While brush fire hazards may be present on vacant lands that are located within and near the planning area, future development on these vacant lands would reduce the potential for brush fires in the area. Therefore, future development under the PTASP would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Tiering off the analysis in the Program EIR, no impact would occur, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR. Since both the TOD and PTASP planning areas are outside the areas with known wildfire hazards, no additional impacts related to wildland fires would occur over those addressed in the TOD Program EIR.

No new significant impacts or more severe impacts related to Hazards and Hazardous Materials that were not addressed in the TOD Program EIR would occur with the PTASP and the mitigation measures from the Palmdale TOD Framework Plan Program EIR that would be implemented by the PTASP are outlined above for reference.

X. Hydrology and Water Quality

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY: Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
project may impede sustainable groundwater management of the basin?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site?				
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As stated in the Palmdale TOD Framework Plan Program EIR, the project area is relatively flat and lacks a comprehensive flood control system. Stormwater generally sheet flows northerly toward Rosamond Dry Lake. Regulations and programs related to hydrology and water quality are discussed in the Palmdale TOD Framework Plan Program EIR.

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less than Significant Impact. Section 5.11.1.5 of the Palmdale TOD Framework Plan Program EIR addresses stormwater quality and identifies nonpoint source pollutants, characteristics used to define water quality, sources of stormwater pollutants in the planning area, and the beneficial uses of receiving waters. Section 5.11.4.1 states that future development under the Palmdale TOD Framework Plan could impact water quality through the introduction of urban land uses and impervious surfaces. Compliance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit and the erosion control measures and stormwater quality control measures in the PMC would reduce impacts to less than significant levels.

Future development on the portion of the PTASP planning area that is within the boundaries of the Palmdale TOD Framework Plan planning area and on the parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) would have the same impacts on water quality through the introduction of urban land uses and impervious surfaces. Future development under the

PTASP would also have to comply with existing regulatory requirements that include the NPDES Construction General Permit (RR-10-1) and the erosion control measures and stormwater quality control measures in the PMC (RR-10-2). Impacts on stormwater quality would be less than significant.

Section 8.12 of the Palmdale TOD Framework Plan Program EIR states that implementation of the Palmdale TOD Framework Plan would increase the demand for wastewater treatment at the Palmdale Water Reclamation Plant (PWRP), which serves the area. Future development would be required to comply with the treatment requirements in the NPDES Permit of the PWRP, as issued by the Lahontan Regional Water Quality Control Board (RWQCB). Compliance with NPDES requirements would ensure impacts are less than significant.

Similarly, future development under the PTASP, which would include 1,229 DU and 4.92 million sf of additional nonresidential development in planning area by 2035, would be served by the PWRP and would have to comply with the waste discharge and treatment requirements for the PWRP. This includes new development on the parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Impacts related to stormwater quality and wastewater treatment requirements would be less than significant with compliance with RR-10-1 and RR-10-2, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

- RR-10-1** Future development shall be constructed in compliance with the NPDES Construction General Permit, which requires construction activities on 1 acre or more to file with the State Water Resources Control Board for coverage under the General Permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), including preparation and implementation of an SWPPP that identifies best management practices (BMPs) for erosion and sediment control, wind erosion control, tracking control, non-stormwater management, waste management, and materials pollution control measures, and a water sampling plan for nonvisible pollutants.
- RR-10-2** Future development shall include preparation and implementation of a Water Quality Management Plan (WQMP) that identifies permanent stormwater pollution control measures that would be incorporated into the project, including compliance with relevant provisions of the PMC: Section 8.04.265, Chapter 70, Excavation and Grading, which includes measures to reduce erosion, sediments, and construction-related pollutants; Section 7013.6, Storm Water Quality Control Measures, which requires all development to protect adjacent watercourses and public or private property from damage by erosion, flooding, deposition of mud debris, and construction-related pollutants; Section 7013.8, Best Management Practices, which lists the BMPs that would prevent construction-related pollutants from impacting adjacent properties and drainage courses; and Section 7018, Drainage, which requires desilting basins, filter barriers, or other water quality control measures to remove sediments from surface waters before such waters enter streets, storm drains, or natural watercourses.

With compliance with RR-10-1 and RR-10-2, impacts on water quality would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in water or waste discharges from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since future development under the PTASP has been accounted for and associated water quality impacts from this development would be the same as the impacts addressed in the TOD Program EIR



for the PTASP area, the water quality impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to water quality would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than Significant Impact. Groundwater resources in the Antelope Valley Groundwater Basin, which are subject to adjudication proceedings, are discussed in Section 5.11.1.6 of the Palmdale TOD Framework Plan Program EIR. Section 5.11.1.6 states that the planning area for the Palmdale TOD Framework Plan is primarily within the service area of the Palmdale Water District (PWD), which has groundwater production rights of 2,770 acre-feet per year (AFY), with an additional 1,370 AFY as its portion of the unused Federal Reserved Water Right Production and 5,000 AFY of return flow credits from the Leslie Carter Water Treatment Plant. A small portion of the Palmdale TOD Framework Plan planning area is within the service area of the Los Angeles County Waterworks District No. 40 (LACWWD 40), which has 20,005 AFY of groundwater production rights, with additional rights to 50 percent of the unused Federal Reserved Water Right Production and 3,000 AFY of groundwater rights allocated to the Antelope Valley East Kern Water Agency (AVEK). Section 5.11.4.2 of the Program EIR states that future development under the Palmdale TOD Framework Plan would not affect recharge areas for the underlying groundwater basin. Increased water demands would not deplete groundwater supplies because pumping of the Antelope Valley Groundwater Basin is regulated to safe yields in accordance with the adjudication judgement. Impacts would be less than significant.

The PTASP planning area, including the parcels just east of 10th Street East and just south of Palmdale Boulevard, is within the service boundaries of the PWD. With groundwater pumping activities in the Antelope Valley Groundwater Basin regulated in accordance with the judgement, PWD would serve future development under the PTASP with groundwater resources in accordance with their groundwater production rights. This practice would protect the safe yield of groundwater resources in the area and prevent a substantial decrease in groundwater supplies. Tiering off the analysis in the Program EIR, PTASP impacts related to groundwater resources would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include indirect increases in groundwater use by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated water demands have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the water demand of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, demand on groundwater resources would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

(i) Result in substantial erosion or siltation on- or off-site?

Less than Significant Impact. Section 5.11.4.3 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan has the potential to alter drainage patterns and result in erosion and siltation. Implementation of erosion and sediment control BMPs during construction, as outlined in the SWPPPs for individual projects and in compliance with the NPDES Construction General Permit would reduce impacts to less than significant levels. Compliance with pertinent provisions of the PMC would reduce erosion and siltation during construction. Increases in impervious surfaces from new development would not result in erosion and siltation during long-term operation/occupancy of future developments. Impacts would be less than significant.

Similarly, future development under the PTASP would result in ground disturbance that may result in erosion and siltation. This includes new development on the parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). However, implementation of SWPPP BMPs in compliance with the NPDES Construction General Permit (RR-10-1) and WQMP BMPs per the PMC regulations (RR-10-2) would reduce construction-related and long-term erosion and siltation. Impacts related to changes in drainage patterns that may result in erosion and siltation would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are similar to those addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential erosion/siltation and changes in drainage patterns from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same hydrology and drainage system as the surrounding areas, impacts on drainage patterns and potential erosion and siltation would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on drainage patterns and erosion would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less than Significant Impact. Section 5.11.4.4 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan would increase impervious surfaces that would increase stormwater runoff to low-lying areas and could potentially result in localized flooding. Compliance with PMC Section 7018, Drainage, requires storm drain facilities from developments to convey runoff to streets, storm drains, or natural watercourses as a flood control measure. The City has also adopted a Master Drainage Plan that requires preparation of a hydrologic and hydraulic analysis by individual projects, construction of the needed drainage facilities, and/or payment of drainage fees to fund construction of regional drainage facilities. Thus, impacts related to onsite and offsite flooding would be less than significant.

Similarly, future development under the PTASP, including new development on the parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area), would result in increases in impervious surfaces in the planning area and potential increases in stormwater runoff volumes and rates. Individual projects would have to comply with PMC Section 8.04.265 Chapter 70, Section 7018 -



Drainage, for preparation of a hydrologic and hydraulic analysis, construction of the needed storm drainage facilities, and/or payment of the applicable drainage fees in accordance with PMC Chapter 3.38, Drainage Fee Requirements (RR-10-3). The City’s Master Drainage Plan has identified capital improvement projects that would reduce flood hazards in Palmdale. With construction of these storm drain projects and private development compliance with existing City regulations, impacts related to flooding would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

RR-10-3 In accordance with the City’s Master Drainage Plan, future development shall include preparation of a hydrologic and hydraulic analysis to determine the needed onsite and offsite drainage facilities to serve the project, construction of the needed storm drainage facilities, and/or payment of applicable drainage fees in accordance with Chapter 3.38, Drainage Fee Requirements, of the PMC.

With compliance with RR-10-3, impacts would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in runoff volumes and rates from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). With this area having the same hydrology and drainage systems as the surrounding areas, impacts on drainage patterns and potential flooding would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to flooding would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

- c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
 - (iii) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

Less than Significant Impact. Section 5.11.4.5 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan would alter drainage patterns and increase runoff, but compliance with pertinent provisions in the PMC and the City’s Master Drainage Plan would identify the storm drainage facilities needed to accommodate projected stormwater flows and prevent flooding. Future developments would implement permanent onsite BMPs as outlined in WQMPs to reduce pollutants in the runoff. Thus, impacts related to the capacity of existing or planned stormwater drainage systems and sources of polluted runoff would be less than significant.

Similarly, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would have to comply with pertinent provisions in the PMC and the City’s Master Drainage Plan. Implementation of permanent onsite BMPs as outlined in the WQMP (RR-10-2) and preparation of a hydrologic and hydraulic analysis, construction of the needed storm drainage facilities, and/or payment of applicable drainage fees (RR-10-3) would lead to the retention of stormwater and the onsite removal of pollutants from stormwater, which would prevent exceedance of the capacity of existing or planned stormwater drainage systems and reduce sources of polluted runoff. Along with construction of regional storm drainage facilities per the

City's Master Drainage Plan, impacts would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in polluted runoff from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP has been accounted for and associated sources of stormwater pollutants would be the same as addressed in the TOD Program EIR for the PTASP area, potential stormwater pollutants from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to sources of polluted runoff would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

- c) **Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
(iv) Impede or redirect flood flows?

Less than Significant Impact. Section 5.11.4.6 of the Palmdale TOD Framework Plan Program EIR states that portions of the Palmdale TOD Framework Plan planning area are within the 100-year and 500-year floodplains, as mapped by the Federal Emergency Management Agency (FEMA). Future development in the 100-year floodplain would require a Conditional Letter of Map Revision/Letter of Map Revision (CLOMR/LOMR) from FEMA for changes to the floodplain limits due to development. Future development would also have to implement measures to protect people and structures from flood hazards (per PMC Chapter 15.28, Floodplain Management). In addition, implementation of the City's Master Drainage Plan would lead to construction of regional drainage and flood control improvements. Impacts related to flood flows would be less than significant.

Similarly, portions of the PTASP planning area are within the 100-year and 500-year floodplains (see Figure 2.16 of the PTASP). Future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would have to comply with pertinent provisions in Chapter 15.28, Floodplain Management, of the PMC and with the City's Master Drainage Plan. Implementation of measures to protect future development from flood hazards (RR-10-4) and preparation of a hydrologic and hydraulic analysis, construction of the needed storm drainage facilities, and/or payment of applicable drainage fees (RR-10-3) would avoid impedance or redirection of flood flows and would prevent flood hazards to existing and future development. Impacts would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

- RR-10-4** In accordance with PMC Chapter 15.28, future development shall be designed and constructed in compliance with standards of construction that would prevent flood hazards to development. These standards address anchoring of structures, construction materials and methods, elevation of residential structures to a height equal or above the floodplain, floodproofing, and other requirements for floodplain management.

With compliance with RR-10-4, impacts related to the alteration of flood flows would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include redirection of stormwater by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since future development under the PTASP has been accounted for and associated stormwater runoff would be the same as addressed in the TOD Program EIR for the PTASP area, the stormwater impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area generally located in the same area as the TOD planning area, impacts related to flood flows would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

Less than Significant Impact. Section 5.11.1.4 of the Palmdale TOD Framework Plan Program EIR states that portions of the planning area are within the 100-year and 500-year floodplains but outside the Lake Palmdale Dam Inundation Zone. Also, failure of Littlerock Dam would result in inundation within 0.25 mile north of the dam . The Palmdale TOD Framework Plan planning area is more than 8 miles north of Littlerock Dam. Future development would have to implement measures to protect people and structures from flood hazards (per PMC Chapter 15.28, Floodplain Management). Thus, impacts related to flood hazard, tsunami, or seiche zones would be less than significant.

Similarly, portions of the PTASP planning area are within the 100-year and 500-year floodplains but the PTASP planning area is located outside the inundation zone for Lake Palmdale Dam (generally east of Sierra Highway) and Littlerock Dam (generally east of 15th Street East). In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard are located outside these dam inundation areas, as shown in Exhibit S-6 of the Palmdale General Plan. The PTASP planning area is also outside the aqueduct failure flow direction, as shown in Exhibit S-7 of the Palmdale General Plan.

There is no coast or large body of water in or near the PTASP planning area that may pose tsunami or seiche hazards. Implementation of measures to protect future development from flood hazards, as required by the PMC (RR-10-4) would prevent flooding or the release of pollutants due to flooding. Thus, impacts related to the release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include the potential release of pollutants from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated sources of pollutants have been accounted for and would be the same as addressed in the TOD Program EIR for the PTASP area, sources of pollutants from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to pollutant sources would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

e) Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact. Section 5.11.4.1 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan would have to implement construction BMPs in the SWPPP and permanent BMPs in the WQMP to reduce stormwater pollution and impacts to water quality. The Water Quality Control Plan for the Lahontan Basin identifies beneficial uses of water bodies and establishes water quality objectives, waste discharge prohibitions, and other implementation measures to protect beneficial uses. However, the Lahontan RWQCB does not regulate the City under its Municipal Separate Storm Sewer System (MS4) General Permit because stormwater discharges in Palmdale do not constitute discharges to waters of the United States; thus, no conflict with the Water Quality Control Plan for the Lahontan Basin would occur. Groundwater pumping in the Antelope Valley Groundwater Basin is subject to adjudication; thus, the basin is exempt from the requirements of the Sustainable Groundwater Management Act (SGMA). No conflict with a sustainable groundwater management plan would occur.

Similarly, future development within the PTASP planning area, including the parcels just east of 10th Street East and just south of Palmdale Boulevard, would implement construction BMPs in the SWPPP (RR-10-1) and permanent BMPs in the WQMP (RR-10-2) to reduce stormwater pollution and impacts to stormwater quality. Because the Water Quality Control Plan for the Lahontan Basin is not applicable to the planning area and there is no sustainable groundwater management plan for the Antelope Valley Groundwater Basin, no conflict with these plans would occur with implementation of the PTASP. Tiering off the analysis in the Program EIR, no impacts would occur, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR. Since the TOD and PTASP planning areas are within the same watershed and are underlain by the Antelope Valley Groundwater Basin, no additional impacts on a water quality control plan or sustainable groundwater management plan would occur over those addressed in the TOD Program EIR.

No new significant impacts or more severe impacts related to Hydrology and Water Quality that were not addressed in the TOD Program EIR would occur with the PTASP.

XI. Land Use and Planning

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING: Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing land uses in the PTASP planning area include a mix of residential, commercial, industrial, and public facility uses, along with open space and vacant land, as discussed in Section II of this IS/ND and in the Palmdale TOD Framework Plan Program EIR. The Palmdale General Plan, Zoning Code, and other land use plans and policies are discussed in the Program EIR.

a) Would the project physically divide an established community?

Less than Significant Impact. Section 5.1 of the Palmdale TOD Framework Plan Program EIR indicates that the Palmdale TOD Framework Plan planning area does not function as an integrated and



established community. The Palmdale TOD Framework Plan would integrate land uses and create a walkable, transit-oriented mixed-use district; thus, future development and redevelopment would not divide an established community.

As discussed in Section II of this IS/ND, the PTASP planning area includes most (i.e., 72 percent) of the Palmdale TOD Framework Plan planning area, excluding the area north of Technology Drive up to Rancho Vista Drive between SR-14 and 10th Street East, while at the same time includes one row of parcels just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). The existing land uses in the planning area are provided in Table 5. Compared to the Palmdale TOD Framework Plan planning area, the PTASP planning area has fewer single-family residences but more multi-family residential units. There are also more office and service floor areas in the PTASP planning area but less general commercial and industrial floor area.

Future development within the PTASP planning area that involves replacement with the same land use at the same intensity or at a lower development intensity would confine environmental impacts to short-term construction activities. These development projects would lead to new structures in the planning area that would improve visual quality but would not change existing land uses, increase development intensities, or divide established communities.

Table 5 – Existing Land Uses

Land Use Type	PTASP		Palmdale TOD Framework Plan*		Existing Development Difference
	Land Area (ac)	Existing Development	Land Area (ac)	Existing Development	
Single-Family Residential	116	709 du	148	866 du	157 du
Multi-Family Residential	89	1,452 du	67	1,241 du	-211 du
Mobile Homes	2	29 du	2	29 du	0 du
General Commercial	49	764,309 sf	63	807,862 sf	43,553 sf
Office Commercial	19	149,742 sf	10	109,623 sf	-40,119 sf
Service Commercial	8	47,818 sf	7	46,433 sf	-1,385 sf
Industrial	47	126,758 sf	83	469,916 sf	343,158 sf
Public Facilities	61	67,521 sf	58	67,521 sf	0 sf
Open Space/Recreation	30	--	29	--	-1 ac
Vacant	325	--	567	--	233 ac
Total	746	2,190 du and 1.16 million sf	1,035	2,136 du and 1.5 million sf	-54 du and 345,207 sf

* Data from the Palmdale TOD Framework Plan Program EIR.
du – dwelling units; sf – square feet; ac – acre

Future development projects that would involve changes in land use types (e.g., from residential to commercial or industrial uses) and the intensification of development (associated with proposed increases in floor areas or DU) would result in land use impacts; however, the residential areas south of Desert Sands Park and around Yucca Elementary School are expected to remain in place under their

proposed Traditional Neighborhood designation of the PTASP. The areas designated as Urban Core, Urban Center, and General Urban would allow residential uses and existing housing units in these areas to remain in place or be redeveloped with higher-density residential or mixed-use projects. Thus, the PTASP does not propose the wholesale displacement of residential uses or the division of established communities. Rather, the PTASP would promote the development and redevelopment of residential, commercial, industrial, and institutional uses in the planning area to better integrate with the existing community and create a high-density and high-intensity transit-oriented district near the PTC and future HSR multimodal station.

While implementation of the PTASP may lead to the removal of existing housing units, it proposes construction of high-density residential projects that would create a vibrant residential-commercial mixed-use area in Palmdale. The demolition and construction and replacement of existing housing would also be incremental over time, as each parcel or group of parcels is redeveloped with new and more intensive land uses. Impacts on established communities would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include new developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard, which would not divide an established community. Development in this area would face Palmdale Boulevard and 10th Street East and would not divide communities adjacent to the PTASP planning area. Also, since future development under the PTASP and associated land use impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, impacts on established communities by future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to established communities would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

b) Would the project cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than Significant Impact. Section 5.1 of the Palmdale TOD Framework Plan Program EIR indicates that the Palmdale TOD Framework Plan is consistent with SCAG's Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) goals and 2035 growth forecasts. Impacts would be less than significant.

Because the PTASP proposes the development of a mixed-use TOD, roadway and infrastructure improvements, and active transportation projects for the planning area, it is also consistent with SCAG's RTP/SCS goals. Future development under the PTASP would not exceed the development allowed under the City's General Plan, which was used in SCAG's latest growth forecasts.

Table 6 shows the estimated future development in the PTASP planning area, of which 50 percent of new development is anticipated to occur between 2020 and 2035 and the remaining 50 percent between 2035 and 2045. This corresponds to 1,229 new DU and 4.92 million sf of additional nonresidential development in the planning area by 2035.

Table 6 – Estimated Future Development under PTASP by 2045

Zone	Land Area (ac)	Dwelling Units	Nonresidential Development (sf)
Urban Core (T6)	103	897	4,509,113
Urban Center (T5)	219	2,054	3,914,830
General Urban (T4)	175	1,539	893,797
Traditional Neighborhood (T3)	42	158	--
Special District - Regional Commercial (RC)	61	--	712,119
Special District - Business Mix (BM)	67	--	684,393
Public Facility	45	--	275,800
Open Space and Recreation	34	--	--
Total	746	4,648	10,990,052

ac – acre; sf – square feet

Source: Parsons, 2019.

Table 7 shows that future development by 2035 under the PTASP would represent less than 7 percent of the City’s population and housing stock and less than 22 percent of the City’s total employment base by 2035, as projected by SCAG. Also, future housing development in the planning area would help meet the City’s housing needs, in accordance with SCAG’s Regional Housing Needs Allocation (RHNA) for the City. Impacts would also be less than significant.

Table 7 – City of Palmdale Comparison with SCAG Projections

	SCAG 2018 Estimate*	Existing Development in PTASP	Percent of City Total	SCAG 2035/2040 Projections**	Total PTASP Development by 2035***	Percent of City Total
Population	158,905	7222 ¹	4.54	183,100/201,500	12,308 ¹	6.7
Households	43,880	2,004 ²	4.57	56,000/59,300	3,166 ²	5.7
Housing Units	47,055	2,190	4.65	--	3,419 ³	6.
Employment	37,206	1.16 million sf 1,547 employees ⁴	4.16	38,100/40,300	6.08 million sf 8,107 employees ⁴	21.3%

Notes:

- 1 – Assumes 3.6 persons per household, similar to Citywide 2019 average household size per DOF.
- 2 – Assumes vacancy of 7.4 percent, similar to Citywide 2019 vacancy rate per DOF.
- 3 – Assumes the number of housing units is equivalent to the number of households.
- 4 – Assumes an average of 1 employee for every 750 sf of nonresidential floor area.

Sources:

- * SCAG Profile of the City of Palmdale
- ** 2016 SCAG Demographics and Growth Forecast
- *** Parsons, 2019

Section 5.1 of the Palmdale TOD Framework Plan Program EIR indicates that the Palmdale TOD Framework Plan is consistent with relevant goals and objectives in the Palmdale General Plan, and future development would have to be reviewed on a project-by-project basis for consistency with the General Plan. Also, potential development under the Palmdale TOD Framework Plan is anticipated to be less than the development capacity permitted under the General Plan. Section 5.1.4.4 of the Program EIR also indicates that no zoning amendments are proposed by the Palmdale TOD Framework

Plan and individual projects would be reviewed for compliance with the PMC and Zoning Map. Thus, impacts would be less than significant.

The City is in the process of updating their General Plan. Until the new General Plan is adopted, the current General Plan will continue to regulate land use and development in Palmdale. The City's General Plan land use designations for the PTASP planning area have not changed since the Palmdale TOD Framework Plan EIR was certified. In addition, the parcels just east of 10th Street East are designated as Industrial, Medium High Density Residential, High Density Residential, and Downtown Commercial, and they are zoned Light Industrial, High Density Residential, and Mixed Use Overlay. The parcels just south of Palmdale Boulevard are designated as Community Commercial, Public Facility, and Downtown Commercial, and they are zoned General Commercial, Public Facility, and Mixed Use Overlay.

The PTASP will require a change in the land use designations and zoning of the planning area to Specific Plan, but the City requires all land use approvals to contain findings documenting compliance with applicable General Plan goals, objectives, and policies. Because the Specific Plan was developed to be consistent with the Palmdale General Plan (see Section 1.4.1 of the PTASP for the General Plan consistency analysis), the proposed General Plan Amendment (GPA) to change the designation of the planning area to Specific Plan would not result in an inconsistency with the Palmdale General Plan. Similarly, the proposed Zone Change (ZC) to change the zoning of the planning area to Specific Plan would not result in an inconsistency with the PMC. Future housing development and mixed-use projects in the planning area would increase the number and variety of housing types in Palmdale in conformance with its Housing Element. While adoption of the PTASP would require the planning area to be redesignated/rezoned as Specific Plan in the City's Land Use Plan and Zoning Map, this impact would be considered less than significant.

While the PTVSP is encompassed by the PTASP planning area and the western portion of the PTASP planning area is within the PTCCSP, the PTVSP would be repealed and the western portion of the PTASP planning area removed from the PTCCSP. Adoption of the PTASP would set regulations for land uses in the planning area for the development of a mix of residential, commercial, industrial, and public uses that would form a transit-oriented district near the PTC and future HSR station, similar to the PTVSP. Nonresidential uses (e.g., Business Mix and Regional Commercial) are proposed by the PTASP along SR-14, similar to the PTCCSP, which proposes Planned Development, Mixed Use, and Public Facility uses in this area. Thus, no conflict with the regulations in the PTVSP and PTCCSP would occur.

The Antelope Valley Area Plan (AVAP) and Los Angeles County Zoning Code regulate land use and development in the two unincorporated County islands located within the PTASP planning area. These areas are zoned M-1, R-2, and R-3, and they are designated as Light Industrial (IL) and Residential 18. In the proposed PTASP, these areas would be designated as Urban Center and General Urban. The County islands would continue to be regulated by the AVAP and County Code, and existing roads (i.e., Avenue P-8, 10th Street East, Avenue Q, and the UPRR right-of-way), as well as required setbacks to streets and between parcels, would prevent the creation of land use incompatibility between City and County areas. Once these islands are annexed into the City, the PTASP would regulate development in these areas, similar to the rest of the PTASP planning area. Impacts related to land use plans and land use compatibility would be less than significant.

Consistency with the AICUZ Study is discussed in Section IX, Hazards and Hazardous Materials.

Regulatory Requirements

RR-11-1: Once the PTASP is adopted, future development within the PTASP planning area would need to comply with the development standards and guidelines in the PTASP. Also, all future



developments are subject to review by the Planning Commission and Hearing Officer and will need to provide findings of compliance with applicable General Plan goals, objectives and policies, the City’s Zoning Code, and other relevant City regulations and ordinances prior to approval.

With compliance with RR-11-1, impacts on land use plans, policies, and programs would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include designation as Specific Plan and changes in the development potential of the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated land use impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR, and considering the consistency analysis above, changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to land use and planning would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Land Use and Planning that were not addressed in the TOD Program EIR would occur with the PTASP.

XII. Mineral Resources

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES: Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no mining activities in the planning area, but mineral extraction occurs in other areas of Palmdale, as discussed in the Palmdale TOD Framework Plan Program EIR. Regulations related to mineral extraction are also discussed in the Program EIR.

- a) **Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?**
- b) **Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?**

No Impact. Section 8.10 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is not located in an area designated by the Palmdale General Plan as Mineral Resource Extraction (MRE) or identified as a Mineral Resource Zone (MRZ). The MRE and

MRZ areas are generally located east and west of 70th Street West and south of Avenue N. No impacts on mineral resources would result from the Palmdale TOD Framework Plan.

Similarly, the PTASP planning area is also not located in the area designated as MRE or identified as an MRZ in the Palmdale General Plan. This is the same for the parcels just east of 10th Street East and just south of Palmdale Boulevard. The nearest MRZ-2¹ area is on the alluvial fan of Littlerock Wash, located between Pearblossom Highway and East Avenue N and between 55th Street East and 90th Street East (approximately 5 miles east of the PTASP). While the planning area is designated as MRZ-3², it is not in the Quarry and Reclamation Zone and is developed with scattered urban developments that would preclude future mineral extraction activities based on City regulations for mineral extraction activities (Chapters 17.102 and 17.72 of the PMC). No loss in the availability of a regionally significant mineral resource would occur.

Review of the Department of Conservation Division of Oil, Gas and Geothermal Resources' Wellfinder in March 2019 shows there are no oil, gas, or geothermal wells in or near the PTASP planning area. Thus, the PTASP would not result in the loss of availability of a known mineral resource or a locally important mineral resource recovery site. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR. Since there are no known mineral resources in the PTASP planning area, no additional impacts on mineral resources would occur over those addressed in the Program EIR. With the PTASP planning area located in the same general area as the TOD planning area, impacts on mineral resources would be the same as those discussed in the TOD Program EIR and no changes in impacts would occur.

No new significant impacts or more severe impacts related to Mineral Resources that were not addressed in the TOD Program EIR would occur with the PTASP.

XIII. Noise

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XIII. NOISE: Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹ Areas where adequate information indicates significant deposits are present or where there is a high likelihood for their presence, per the Surface Mining and Reclamation Act.

² Areas containing mineral deposits the significance of which cannot be evaluated from available data.



ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
residing or working in the project area to excessive noise levels?				

The existing noise environmental in the PTASP planning area can be characterized by noise measurements provided in the Palmdale TOD Framework Plan Program EIR. Existing noise levels ranged from approximately 53.0 to 63.7 A-weighted decibels (dBA) and are dominated by vehicle traffic noise (calculated at 57.3 to 68.0 dBA at 100 feet from the centerline of major roadways). Noise from trains on the UPRR/Metrolink tracks and aircraft noise from USAF Plant 42 are also intermittently heard in the planning area. Section 5.8.2 of the Palmdale TOD Framework Plan Program EIR discusses existing noise regulations and programs.

a) Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than Significant Impact. Section 5.8 of the Palmdale TOD Framework Plan Program EIR states that demolition and construction activities would result in temporary, short-term, and incremental noise impacts on adjacent land uses. Construction and demolition activities would need to comply with the City’s noise regulations (RR-13-2) and would implement MM-NOI-1 and MM-NOI-2 from the Palmdale TOD Framework Plan Program EIR to reduce noise impacts to less than significant levels.

Similarly, demolition and construction activities associated with implementation of the PTASP (within the PTASP planning area, including the parcels just east of 10th Street East and just south of Palmdale Boulevard) would also result in temporary and scattered noise impacts. These activities would be subject to City regulations (RR-13-1 and R-13-2) and would implement MM-NOI-1 and MM-NOI-2 from the Palmdale TOD Framework Plan Program EIR to reduce construction noise impacts to less than significant levels, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Section 5.8 of the Palmdale TOD Framework Plan Program EIR states that long-term stationary noise impacts from future development would comply with City regulations, including RR-13-1, and impacts would be less than significant. Section 5.8.4.3 of the Program EIR estimates future traffic noise levels and shows that noise levels would range from 64.3 to 74.0 dBA at 100 feet from the centerline. This represents increases of 3.0 to 5.4 dBA along major streets with implementation of the Palmdale TOD Framework Plan. These noise levels would exceed the City’s land use compatibility thresholds for residential uses on Avenue Q and Division Street. The City requires acoustical analysis reports that evaluate each project’s impact on the existing noise environment and, where appropriate, include appropriate acoustical recommendations for residential developments adjacent to major arterials. However, future increases in traffic volumes and associated offsite traffic noise impacts would be significant and unavoidable.

Similarly, future development and infrastructure improvements under the PTASP (within the PTASP planning area, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard) would generate stationary and mobile noise in the planning area. Stationary noise impacts would be less than significant with compliance with City regulations (RR-13-1). However, new vehicle trips from future development in the PTASP planning area and adjacent areas would increase long-term mobile noise levels along streets and arterials that are likely to exceed the “normally acceptable” land use compatibility thresholds of the City. Thus, existing and future

residential developments and other noise sensitive uses could be exposed to high noise levels along major streets and the UPRR tracks. Future developments under the PTASP would be required to prepare acoustical analysis reports to determine future noise levels and recommend noise control measures needed to meet the City's land use compatibility thresholds.

In addition, future development would generate new vehicle trips that would add to existing traffic volumes on local streets and the SR-14 freeway. This would result in long-term vehicle noise impacts from development under the PTASP that would increase ambient noise levels in the project area and potentially expose existing residential uses and noise sensitive receptors to levels exceeding the City's land use compatibility thresholds. Impacts related to anticipated increases in traffic volumes and associated vehicle noise increases cannot be directly mitigated by the PTASP or individual developments under the PTASP. This is consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

- RR-13-1** Pursuant to PMC Chapter 9.18, Disturbing, Excessive, Loud, or Offensive Noise, it shall be unlawful for any person to willfully make or continue, or cause or permit to be made or continued, any loud, unnecessary, or unusual noise which unreasonably disturbs the peace and quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area.
- RR-13-2** Demolition and construction activities shall occur within the permitted hours of 6:30 a.m. to 8:00 p.m., Monday through Saturday, with no work permitted on Sunday in any residential zone or within 500 feet of any residence, hotel, motel, or recreational vehicle park, as specified by Chapter 8.28, Building Construction Hours of Operation and Noise Control, of the PMC.

Mitigation Measures

- MM-NOI-1** To reduce noise impacts due to construction, project applicants shall require construction contractors to implement a site-specific noise reduction program, subject to City review and approval, which includes the following measures, ongoing through demolition, grading, and/or construction:
- Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, wherever feasible).
 - Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where the use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
 - Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.
- MM-NOI-2** Prior to the issuance of each grading permit, project applicants shall submit to the Community Development Department a list of measures to respond to and track complaints pertaining to

construction noise, ongoing throughout demolition, grading, and/or construction. These measures shall include the following:

- A procedure and phone numbers for notifying the City Public Works Department staff and Palmdale Sheriff's Department (during regular construction hours and off-hours);
- A sign posted onsite pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours); and
- A preconstruction meeting shall be held with the job inspectors and the general contractor/onsite project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

With compliance with RR-13-1 and RR-13-2 and implementation of MM-NOI-1 and MM-NOI-2 from the Palmdale TOD Framework Plan Program EIR, construction noise impacts would be temporary and less than significant after mitigation; long-term noise from stationary sources would also be less than significant. However, increases in traffic volumes on major arterials and streets in and near the planning area would result in permanent increases in ambient noise levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the analysis in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in noise levels in the area due to future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since future development under the PTASP and associated noise impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the noise impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, noise impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Less than Significant Impact. Section 5.8 of the Palmdale TOD Framework Plan Program EIR states that demolition and construction activities could result in short-term vibration impacts depending on the type of construction activity and construction equipment in use. Vibration velocities from typical heavy construction equipment operations would range from 0.003 to 0.089 inch-per-second peak particle velocity (PPV) at 25 feet from the activity source (and up to 0.644 PPV if pile-driving activities occur). Implementation of MM-NOI-3 from the Palmdale TOD Framework Plan Program EIR for the use of alternatives to pile driving near residences and historic structures and restoration of affected structures to pre-existing conditions would reduce vibration impacts to less than significant levels.

Similarly, demolition and construction activities associated with implementation of the PTASP, within the PTASP planning area, including the parcels just east of 10th Street East and just south of Palmdale Boulevard, would also result in temporary vibration impacts. Use of alternative pile installation on construction sites within 50 feet of residences and designated historic structures and restoration of buildings to pre-existing condition (MM-NOI-3 from the Palmdale TOD Framework Plan Program EIR) would reduce vibration impacts.

Mitigation Measures

MM-NOI-3 The City shall require future developments in the project planning area to implement the following measures to reduce the potential for human annoyance and architectural/ structural damage resulting from elevated ground-borne noise and vibration levels.

- Pile driving within a 50-foot radius of occupied units or designated historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers).
- The pre-existing condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its pre-existing condition.

Implementation of MM-NOI-3 from the Palmdale TOD Framework Plan Program EIR would reduce vibration impacts to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with and have been adequately addressed in the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in groundborne vibration and noise from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated vibration impacts have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the vibration impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, vibration impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. Section 8.11 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is outside the 60- to 65-decibel (dB) day-night average sound level (DNL) contours of Plant 42, and there are no private airstrips in the vicinity. Therefore, no impacts related to the exposure of people residing or working in the area to excessive noise levels from airport or airstrip operations would occur.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area is also outside the 60- to 65-dB DNL contours of Plant 42 and is not located near a private airstrip. In addition, the parcels just east of 10th Street East and just south of Palmdale Boulevard are outside the boundaries of the 65-CNEL in the Airport Land Use Plan for Palmdale Airport. As such, future development under the PTASP would not expose people residing or working in the area to excessive noise levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR. With the PTASP planning area being exposed to the same airport noise sources as the surrounding areas, no additional impacts related to airport noise exposure would occur over those addressed in the Program EIR.



No new significant impacts or more severe impacts related to Noise that were not addressed in the TOD Program EIR would occur with the PTASP and the mitigation measures from the Palmdale TOD Framework Plan Program EIR that would be implemented by the PTASP are outlined above for reference.

XIV. Population and Housing

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING: Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The City has a January 2019 population of 157,854 residents and a housing stock of 47,210 DU. The PTASP planning area is estimated to have 2,190 existing DU, while the Palmdale TOD Framework Plan planning area has 2,136 existing DU.³

a) Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than Significant Impact. Section 5.12.4.1 of the Palmdale TOD Framework Plan Program EIR states that there are 2,136 existing DU (4.5 percent of the City’s housing stock) in the Palmdale TOD Framework Plan planning area and an estimated 7,754 residents (4.8 percent of the City population) in 2016. An estimated 2,439 jobs are also present in the planning area in 2016. Future development under the Palmdale TOD Framework Plan would increase the planning area’s population to 13,438 residents in 3,702 DU by 2035. Employment is also expected to increase to 13,340 jobs in 2035. This growth would not exceed the projected buildout in the City’s General Plan. Population and housing growth from the Palmdale TOD Framework Plan would also not exceed SCAG projections, but job growth would exceed SCAG 2035 forecasts; however, Palmdale has a high unemployment rate that is anticipated to be reduced by job growth in the Palmdale TOD Framework Plan planning area. SCAG promotes the development of walkable, transit-oriented mixed-use projects, which would occur with implementation of the Palmdale TOD Framework Plan. Roadways and infrastructure systems that would be built within the planning area would serve future development and would not indirectly induce population growth beyond the planning area boundaries. Impacts would be less than significant.

As with the Palmdale TOD Framework Plan, the PTASP proposes the development of a walkable, transit-oriented mixed-use community around the PTC and future HSR station, although within a smaller area. Implementation of the PTASP would result in the development of 1,229 additional DU, which are expected to be occupied by 4,424 residents, assuming an average household size of 3.6

³ No new DU have been constructed in the Palmdale TOD Framework planning area since 2016.

persons per household, which is based on California Department of Finance estimates of the City's average household size in 2019 by 2035. In addition, 4.92 million sf of new nonresidential development and approximately 6,560 new jobs would be created by the PTASP by 2035. Thus, the PTASP would accommodate and induce additional development in Palmdale. However, this additional development is less than the projected 2035 growth of the housing stock, population, and employment that was anticipated with the Palmdale TOD Framework Plan and would not exceed SCAG's 2035 growth forecasts for Palmdale) (see Table 7 in Section XI, Land Use and Planning). As such, no unplanned growth is expected with the PTASP, and impacts would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in population and housing due to future residential developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated population and housing growth have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the population increase from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts related to population growth would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

Less than Significant Impact. Section 5.12.4.2 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan would lead to removal of 1,321 units and construction of 4,208 new units. This would increase the City's housing supply and provide housing replacement and relocation opportunities to residents who may be displaced by future development in the Palmdale TOD Framework Plan planning area. Palmdale's existing vacant housing units would also provide housing for displaced residents. Impacts would be less than significant.

Similarly, future development within the PTASP planning area would lead to changes in the resident population, housing stock, and employment in the area. Existing housing units may be demolished and new housing units constructed within the PTASP planning area. With the higher allowable housing densities, an increase of 1,227 DU would occur with implementation of the PTASP and would help meet the City's RHNA goals of 5,452 new DU. Per the California Department of Finance, the City's 2019 housing stock consists of 47,210 units, of which 7.4 percent or 3,470 units are vacant. Households that would be displaced by future development under the PTASP can occupy these vacant units or move into the new DU constructed in the planning area.

Private development projects that may result in business or household displacement are expected to be voluntary or would abide by the terms of their leases with tenants, such that adequate notice is provided prior to displacement to allow for the relocation of households and businesses prior to demolition or redevelopment activities. With the number of existing vacant units in Palmdale and the anticipated increase in DU in the PTASP planning area, adequate replacement housing is expected to be available to displaced residents and households.

Relocation and real property acquisition due to public projects would include fair compensation, moving expenses, relocation assistance, and other services in accordance with the California Uniform



Relocation Assistance and Real Estate Acquisition Act (RR-14-1). Therefore, impacts would be less than significant. This is consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

RR-14-1 Publicly funded or sponsored projects that would result in the demolition of housing units or the displacement of households and businesses shall provide fair compensation and relocation services to affected residents, businesses, and tenants in accordance with the California Uniform Relocation Assistance and Real Estate Acquisition Act.

With compliance with RR-14-1, displacement impacts would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential housing and resident displacement due to redevelopment projects in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated population and housing growth and potential displacement have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the population and housing impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, displacement impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Population and Housing that were not addressed in the TOD Program EIR would occur with the PTASP.

XV. Public Services

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES:				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 5.13.1.1 of the Palmdale TOD Framework Plan Program EIR states that fire protection services in the area are provided by the Los Angeles County Fire Department (LACFD). Currently, there are five LACFD fire stations serving Palmdale and neighboring areas, with Station 37 located 0.15 mile to the east and Station 24 located 0.5 mile to the west of the Palmdale TOD Framework Plan planning area. Law enforcement and police protection services are provided by the Los Angeles County Sheriff's Department (LACSD) through its Palmdale Sheriff's Station at 750 East Avenue Q. School services are provided by the Palmdale School District (PSD) and Antelope Valley Union High School District (AVUHSD). Both PSD and AVUHSD indicate their schools are operating overcapacity. In addition, the Palmdale City Library provides library services, and there are 360 acres of developed parks and recreational facilities in Palmdale.

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Fire protection?

Less than Significant Impact. Section 5.13.4.1 of the Palmdale TOD Framework Plan Program EIR states that future development under the Palmdale TOD Framework Plan would increase the demand for fire protection services, but compliance with the California Fire Code, as adopted by the City, and pertinent provisions of the California Health and Safety Code would ensure that new construction or reconstruction does not create fire hazards or hazardous conditions; includes fire alarm systems, emergency exits and access; and is served by adequate fire flows. The City also requires payment of Fire Facility Impact Fees by residential and nonresidential projects to fund needed fire protection services and facilities in Palmdale. Impacts would be less than significant.

Similarly, future development under the PTASP, including development on parcels just east of 10th Street East and just south of Palmdale Boulevard, would increase the demand for fire protection services in the area. Fire Station 37 (just southeast of the planning area) and other LACFD fire stations would serve the planning area. All development projects would be subject to review by the LACFD for compliance with the California Fire Code and pertinent provisions of the California Health and Safety Code (RR-15-1). In addition, future development would have to pay Fire Facility Impact Fees in accordance with PMC Chapter 3.42 (RR-15-2). This would prevent significant adverse impacts on fire protection services.

Regulatory Requirements

- RR-15-1** Building plans for future development shall be subject to review and approval by the LACFD for compliance with the California Fire Code and the pertinent provisions of the California Health and Safety Code in order to prevent the creation of fire hazards or hazardous conditions and to provide the necessary fire alarm systems, emergency exits and access, and adequate fire flows.
- RR 15-2** Developers of future development shall pay the Fire Facility Development Impact Fees, in accordance with PMC Chapter 3.42, Fire Facility Impact Fee Requirements.

With compliance with RR-15-1 and RR-15-2, impacts on fire protection services would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in demand for fire protection services by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area



outside the 1,035-acre TOD planning area). Since future development under the PTASP and its associated demand for fire protection services have been accounted for and would be the same as the impacts addressed in the TOD Program EIR for the PTASP area, the demand for fire protection services from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on fire protection services would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Police protection?

Less than Significant Impact. Section 5.13.4.2 of the Program EIR states that future development under the Palmdale TOD Framework Plan would increase the demand for law enforcement and police protection services in the area. Compliance with Chapter 10 of the California Building Code requires the provision of adequate emergency access, as reviewed during the City's development plan review process. Impacts would be less than significant.

Similarly, future development under the PTASP, including development on parcels just east of 10th Street East and just south of Palmdale Boulevard, would increase the demand for law enforcement and police protection services from the Palmdale Sheriff's Station, which is located within the PTASP planning area on Avenue Q. All development projects would be subject to review by the City for compliance with Chapter 10 of the California Building Code for adequate emergency access and other pertinent City regulations (RR-15-3). Impacts would be less than significant.

Regulatory Requirements

- RR-15-3** Buildings plans for future development shall be subject to review and approval by the City for compliance with Chapter 10 of the California Building Code and other pertinent City regulations during the development plan review process.

With compliance with RR-15-3, impacts on law enforcement and police protection services would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in demand for police protection services by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and its associated demand for police protection services have been accounted for and would be the same as the impacts addressed in the TOD Program EIR for the PTASP area, the demand for police protection services from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on police protection services would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Schools?

Less than Significant Impact. Section 5.13.4.3 of the Program EIR states that future development under the Palmdale TOD Framework Plan would increase the number of residents in the planning area who would require school services from PSD and AVUHSD. In compliance with State law, the school districts collect school impact fees from new development to fund construction and improvement of school facilities. Payment of these fees would reduce impacts to less than significant levels.

Similarly, the future development of 1,229 additional DU under the PTASP, which would include residential developments on parcels just east of 10th Street East and just south of Palmdale Boulevard, would increase the number of residents in the planning area by 4,424 individuals. These residents would include school-age children requiring school services from PSD and AVUHSD. Using the combined student generation factor of 0.7277 student per low-density residential DU as a worst-case scenario, as many as 895 students from the PTASP planning area could require school services from PSD and AVUHSD by 2035. These students are likely to attend Yucca Elementary School and Parris High School, which are located in the planning area. Future development would have to pay the mandated school impact fees to fund construction and improvement of school facilities needed by residents of the PTASP planning area (RR-15-4). Payment of these fees is considered as full mitigation for impacts to school services. Thus, impacts would be less than significant.

Regulatory Requirements

- RR-15-4** Developers of future development shall pay the appropriate school impact fees to the PSD and AVUHSD prior to the issuance of building permits, in accordance with Section 65995 of the California Government Code (Senate Bill [SB] 50).

With compliance with RR-15-4, impacts on school services would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in demand for school services by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and its associated demand for school services have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the demand for school services from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on school services would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

- a) **Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

Parks?

Other public facilities?

Less than Significant Impact. As discussed in Sections 5.13.4.4 and 5.13.4.5 of the Program EIR, the increase in residents due to new DU that would be constructed with implementation of the Palmdale TOD Framework Plan would create a demand on parks and library services. There are 64.2 acres of existing parks and open space in the planning area, and future development would provide parkland or pay parkland development fees in accordance with City regulations. Impacts would be less than significant.

The Palmdale City Library is located just southeast of the Palmdale TOD Framework Plan planning area. The City General Plan sets a library service standard of 2.5 volumes per capita. The City collects library services development impact fees, and future development under the Palmdale TOD Framework Plan would pay this impact fee to allow expansion of library services and the purchase of book volumes to serve future residents of the planning area. Impacts would be less than significant.

Similarly, future development under the PTASP, including development on parcels just east of 10th Street East and just south of Palmdale Boulevard, would increase number of residents by 4,424 individuals in the PTASP planning area and create an increased demand for parks and recreational facilities, library services, and other public facilities. The PTASP includes the preservation of Desert Sands Park and Robert C. St. Clair Parkway, development of two new parks, and construction of an entry plaza at the future HSR multimodal station. Residential developments would also have to provide common and private open space areas and pay parkland development fees or dedicate parkland to the City, as required by the PMC. In addition, future development would have to pay public facility development impact fees to fund construction and improvement of public facilities, including libraries, to serve future residents of the PTASP planning area (RR-15-5). Payment of the required fees would reduce impacts to parks, libraries, and public facilities to less than significant levels. This is consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

- RR-15-5** Developers of future residential development shall pay parkland development fees or dedicate parkland to the City in compliance with Chapter 3.34, Parkland Dedication, of the PMC and pay the public facility development impact fees in compliance with PMC Chapter 3.45, Public Facility Development Impact Fee Requirements.

With compliance with RR-15-5, impacts on parks, libraries, and other public facilities would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in demand for parks, libraries and other public facility by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and its associated demand for parks and other public facilities have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the demand for parks and public facilities from

future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on parks and public facilities would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Public Services that were not addressed in the TOD Program EIR would occur with the PTASP.

XVI. Recreation

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVI. RECREATION:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Section 5.13.1.1 of the Palmdale TOD Framework Plan Program EIR states that there are 360 acres of developed parkland and 455.9 acres of future park areas in Palmdale. The Palmdale General Plan has established a parkland to population ratio of 5.0 acres of parkland per 1,000 persons, and City parks currently do not meet this ratio.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than Significant Impact. As stated above, the Palmdale TOD Framework Plan Program EIR states that the increase in residents with implementation of the Palmdale TOD Framework Plan would create a demand of parks. There are 64.2 acres of existing parks and open space in the planning area (within Desert Sands Park and Robert C. St. Clair Parkway), along with game fields at Yucca Elementary School, and a nearby park – Poncitlán Square. Future development under the Palmdale TOD Framework Plan would provide parkland or pay parkland development fees in accordance with City regulations. Impacts would be less than significant.

Similarly, future development under the PTASP, including development on parcels just east of 10th Street East and just south of Palmdale Boulevard, would increase the number of residents by 4,424 individuals and create an increased demand for parks and recreational facilities. This demand would be met by existing City parks (e.g., Desert Sands Park, Robert C. St. Clair Parkway, and other nearby parks), as well as future parks that are developed in the PTASP planning area and onsite recreational facilities constructed as part of future residential development. The provision of parkland or payment of parkland development fees in accordance with City regulations (RR-15-5) would reduce

impacts on recreation to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential increases in the use of parks by residents of future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated use of existing recreational facilities have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the use of recreational facilities by future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on recreational facilities and services would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than Significant Impact. As stated above, the Palmdale TOD Framework Plan Program EIR states that future development would provide parkland or pay parkland development fees and public facility development impact fees in accordance with City regulations (RR-15-5). Construction of parks and recreational facilities within the Palmdale TOD Framework Plan planning area has been considered and analyzed in the Palmdale TOD Framework Plan Program EIR. Impacts would be less than significant.

Similarly, the PTASP includes preservation of Desert Sands Park and Robert C. St. Clair Parkway, development of two new parks, and an entry plaza at the future HSR station within the PTASP planning area. Future residential developments would also have to provide common outdoor open space and private open space areas, which have been considered in the analysis in this IS/ND and the Palmdale TOD Framework Plan Program EIR. Residential projects would also pay parkland development fees or dedicate parkland to the City (RR-15-5). Tiering off the analysis in the Program EIR, PTASP impacts would be less than significant, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Changes in impacts over those addressed in the Program EIR include recreational facilities that may be built as part of future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated development of parks and recreational facilities have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the development of recreational facilities by future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts, which would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on recreational facilities would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Recreation that were not addressed in the TOD Program EIR would occur with the PTASP.

XVII. Transportation

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION: Would the project:				
a) Conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a land use project, would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing traffic conditions and transportation systems in the PTASP planning area are generally reflective of the transportation network and traffic conditions described in the Existing Conditions Report for the Palmdale General Plan Update. Average daily traffic on various roadway segments and corresponding Levels of Service (LOS) indicate all roads in the planning area operate at LOS C or better. Regulations and programs related to traffic and transportation are described in the Palmdale TOD Framework Plan Program EIR.

- a) **Would the project conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian paths?**
- b) **For a land use project, would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1)?**
- c) **For a transportation project, would the project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(2)?**

Less than Significant Impact. Section 5.5 of the Palmdale TOD Framework Plan Program EIR describes the existing roadway network, bikeways, local transit services, and planned roadway, bikeway, and transit improvements in the area and the proposed HSR multimodal station in Palmdale. At the time of the Palmdale TOD Framework Plan Program EIR preparation, Caltrans had not established specific traffic thresholds of significance and was in the process of revising its guidelines for transportation impact studies for compliance with SB 743. Thus, the Traffic Impact Analysis (TIA) for the Palmdale TOD Framework Plan and Avenue Q Feasibility Study used LOS D or better as the acceptable LOS, which the City has chosen to adopt for other intersections in Palmdale.

Section 5.5.5 of the Program EIR states that study intersections are currently operating at acceptable LOS during the AM and PM peak hours. The TIA anticipated the development of 4,426 new DU and more than 9.0 million sf of new nonresidential development by 2035. These developments would lead to 144,577 new vehicle trips daily, with 9458 vehicle trips during the AM peak hour and 14,329 vehicle trips during the PM peak hour. Under the year 2035 without project scenario, two intersections would

operate at LOS F during the PM peak hour, and under the 2035 with project scenario, all intersections would operate at acceptable LOS with proposed improvements at the two intersections.

Future development in the Palmdale TOD Framework Plan planning area would be subject to individual review to determine consistency with the TIA analysis and if any additional analysis and project-specific mitigation measures are needed. Future development would also have to pay the City's traffic impact fee. Impacts would be less than significant.

As with the Palmdale TOD Framework Plan, the PTASP proposes to create a mixed-use transit-oriented district around the PTC and future HSR station, which would reduce vehicle trips that would otherwise be made by vehicles traveling to and from the planning area and Palmdale. Roadway, bikeway, and sidewalk improvements constructed under the PTASP would also improve traffic and circulation in the area. The PTASP is anticipated to lead to 1,229 DU and 4.29 million sf of nonresidential development by 2035, which is less than the development anticipated and analyzed in the Palmdale TOD Framework Plan Program EIR. The associated trip generation under the PTASP would also be less than the trip generation of the Palmdale TOD Framework Plan. While future development would result in new vehicle trips in the area and associated increases in total vehicle miles travelled (VMT), these increases have been accounted for and would not exceed the impacts addressed in the TOD Program EIR. Also, the proposed creation of mixed use districts and transit-supportive land uses, along with the provision of pedestrian-oriented transportation options by the PTASP, would serve to reduce VMT per capita within the planning area and in the City.

The existing and proposed roadway network that serves the PTASP planning area is shown in Figure 6.2 of the PTASP (see Figure 7 in Section II above). As stated in the Palmdale TOD Framework Plan Program EIR, future development in the portion of the PTASP planning area that is within the boundaries of the Palmdale TOD Framework Plan planning area would be subject to individual review by the City to determine consistency with the TIA analysis and if any additional analysis and project-specific mitigation measures are needed. Similarly, development on the parcels just east of 10th Street East and just south of Palmdale Boulevard would have to conduct traffic impact studies to determine their individual impacts on the roadway network and implement any necessary roadway and intersection improvements. Future development would also have to pay traffic impact fees (RR-17-1) and construct the necessary roadway improvements (RR-17-2) in accordance with City regulations and standards. Compliance with the City's Transportation Demand Management Ordinance in PMC Chapter 17.101 (RR-17-3) and the dedication of bicycle paths (RR-17-4) would also reduce vehicle trips from individual developments. The PTASP would increase vehicle trips in the planning area and surrounding areas but would not be project conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivisions (b)(1) and (b)(2).

The PTASP planning area is currently served by SR-14, SR-38, the north/south alignment of the UPRR/Metrolink tracks, and a network of regionally connected streets. The area is anticipated to be served by the future California HSR; Palmdale Airport; HDC; and the XpressWest extension. Future development under the PTASP would support these alternative transportation systems, as well as reduce vehicle use and miles traveled within and outside of the planning area due to the availability of transit and alternative transportation modes, the proximity of jobs to housing, and the walkability of the proposed mixed-use district.

Regulatory Requirements

- RR-17-1** Developers of new residential and nonresidential developments shall pay traffic impact fees in compliance with Chapter 3.40, Traffic Impact Fee Requirements of the PMC, to offset the incremental burden on transportation facilities created by the development.

- RR-17-2** Future development shall prepare traffic impact studies to determine its impacts on local roads and intersections; consistency with the TIA for the Palmdale TOD Framework Plan and Avenue Q Feasibility Study; and needed roadway improvements to maintain acceptable operating levels of service on roads and intersections (LOS D or better). Based on the findings of the study, future development will be required to construct the necessary onsite and offsite roadway and intersection improvements, in accordance with City standards.
- RR-17-3** Future development shall comply with the City's Transportation Demand Management Ordinance (PMC Chapter 17.101), which requires the provision of sidewalks, bus stop improvements (if needed), public transportation information, rideshare information, preferential carpool/vanpool parking spaces, and other trip-reduction measures.
- RR-17-4** Future development with 200 parcels or more shall dedicate land necessary to construction bicycle paths, as shown in the City's Recreation and Trails Element or as a condition of approval of the tentative map, in accordance with PMC Section 16.110.070.A.

Compliance with RR-17-1 through RR-17-4 would reduce traffic impacts of future developments under the PTASP to less than significant levels. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increased use of alternative transportation systems by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. Since future development under the PTASP and associated trip generation have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the vehicle trips generated by future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR, and because the PTASP would promote increased the use of alternative modes of transportation consistent with the City's transportation plans and policies, traffic impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

d) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than Significant Impact. Section 8.13 of the Palmdale TOD Framework Plan Program EIR states that all roadway and intersection improvements within the Palmdale TOD Framework Plan planning area would be constructed according to specified City standards, and the Palmdale TOD Framework Plan would improve circulation and enhance vehicle safety and use in the planning area.

Similarly, roadway and intersection improvements proposed under the PTASP would be constructed according to the design guidelines in Section 6.2 of the PTASP and specific City standards, along with other planned roadway, freeway, and rail facility improvements (see Figure 6 in Section II). Tiering off the analysis in the Program EIR, PTASP impacts related to safety hazards would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include roadway and intersection improvements by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) that would be constructed according to the PTASP and specified City standards. Since future development under the PTASP and potential for traffic hazards have been accounted for and would be the same as the impacts addressed in the TOD Program EIR for the PTASP area, the potential traffic hazards from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development

that is consistent with the development analyzed in the TOD EIR, impacts related to traffic hazards would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

e) Would the project result in inadequate emergency access?

Less than Significant Impact. Section 8.13 of the Palmdale TOD Framework Plan Program EIR identifies evacuation routes in the area: Rancho Vista Boulevard/Avenue P, Palmdale Boulevard, Sierra Highway, and SR-14. It states that future construction activities would be subject to review and approval by the City, including the County Sheriff's and Fire departments, which serve the City. Review by these public agencies would ensure developments in the Palmdale TOD Framework Plan planning area would not result in inadequate emergency access. Proposed roadway improvements would also increase connectivity and allow uninterrupted emergency access to the various land uses in the planning area. Therefore, impacts would be less than significant.

Similarly, the portion of the PTASP planning area within the Palmdale TOD Framework Plan planning area and the parcels just east of 10th Street East and just south of Palmdale Boulevard would be near designated evacuation routes. Designated evacuation routes in the planning area (i.e., Palmdale Boulevard, Sierra Highway, and SR-14) would be maintained under the PTASP. Future development under the PTASP would also be subject to review and approval by the City's building department and County Sheriff's and Fire departments to ensure adequate emergency access is available during construction and operation/occupancy. Planned roadway and alternative transportation improvements under the PTASP (e.g., widening of Palmdale Boulevard and Sierra Highway, construction of grade separations, and extension of Technology Drive) would improve access and connectivity in the planning area. Tiering off the analysis in the Program EIR, PTASP impacts related to emergency access would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include the provision of adequate emergency access as part of future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and required emergency access have been accounted for and would be the same as the impacts addressed in the TOD Program EIR for the PTASP area, emergency access to future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on emergency access would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Transportation that were not addressed in the TOD Program EIR would occur with the PTASP.

XVIII. Tribal Cultural Resources

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Regulations and programs related to tribal cultural resources are described in the Palmdale TOD Framework Plan Program EIR. In compliance with SB 18 and AB 52, the City offered local Native American tribes the opportunity to consult on the PTASP. Informational letters were sent out by the City in July and August 2019 to tribes identified by the City and NAHC as those local to the area and that have requested to be informed of projects in Palmdale. No responses or requests for consultation have been received within the time frames established by SB 18 and AB 52. Thus, the consultation efforts have been concluded.

- a) **Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**
 - i) **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or?**
 - ii) **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.**

Less than Significant Impact. Section 5.4 of the Palmdale TOD Framework Plan Program EIR states that no tribal cultural resources are known to be present in the Palmdale TOD Framework Plan



planning area. With the potential for unknown resources to be discovered, implementation of MM-CUL-1 from the Palmdale TOD Framework Plan Program EIR would reduce impacts to less than significant levels.

The portion of the PTASP planning area within the boundaries of the Palmdale TOD Framework Plan planning area and the parcels just east of 10th Street East and just south of Palmdale Boulevard are not known to have tribal cultural resources; however, should inadvertent discoveries be made during ground-disturbance activities, implementation of MM-CUL-1, which is included in the TOD Program EIR, would allow evaluation of any find and implementation of mitigation recommendations for preservation and protection of tribal cultural resources that are determined to be significant. Tiering off the analysis in the Program EIR, PTASP impacts would be less than significant with mitigation, similar to the findings of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential tribal cultural resources that may be uncovered in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same cultural setting and within the same traditional tribal territories as the surrounding areas, impacts on any tribal cultural resources would be the same as those discussed in the TOD Program EIR and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts on tribal cultural resources would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Tribal Cultural Resources that were not addressed in the TOD Program EIR would occur with the PTASP and the same cultural mitigation measures from the Palmdale TOD Framework Plan Program EIR would be implemented by the PTASP.

XIX. Utilities and Service Systems

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Existing utility lines and infrastructure in the PTASP planning area include water, sewer, power, natural gas, and telecommunication lines on various street segments, as described in Section 2.5 of the PTASP and in the Palmdale TOD Framework Plan Program EIR. Regulations and programs related to utilities are also discussed in the Program EIR.

- a) **Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Less than Significant Impact.

Wastewater Services

Section 5.13.1.2 of the Palmdale TOD Framework Plan Program EIR states that the Los Angeles County Sanitation Districts provides wastewater treatment services in Palmdale, with City sewer lines and Sanitation District trunk lines in the Palmdale TOD Framework Plan planning area. Private septic systems also serve older developments in the planning area. Wastewater from developments connected to the public sewer system is treated at the PWRP and Lancaster Water Reclamation Plant (LWRP). Section 5.13.4.6 of the Program EIR states implementation of the Palmdale TOD Framework Plan would increase wastewater volume and the demand for wastewater treatment at the PWRP. This would require construction and/or upgrade of sewer lines, although there is available capacity at the PWRP to serve future development under the Palmdale TOD Framework Plan. Construction of the needed onsite infrastructure by individual development projects; payment of fair share contribution for offsite improvements to the City; and payment of connection fees and user fees to the Los Angeles County Sanitation Districts would reduce adverse impacts to less than significant levels.

Existing developments in the PTASP planning area are served by septic tanks or City sewer lines and Sanitation District trunk lines located on public roads (see Figure 2.14 of the PTASP). As with the Palmdale TOD Framework Plan, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would generate wastewater that would require the extension, connection, and/or upgrade of existing sewer lines. Individual projects would provide the necessary onsite sewer system improvements, with the potential extension and relocation of offsite sewer lines by the City and the Los Angeles County Sanitation Districts. These activities would not affect sewer services to existing developments, except for minor interruptions during construction, and impacts have been assumed as part of implementation of the PTASP.

As required by the City, construction of needed onsite and offsite sewer lines and payment of fair share fees, connection fees, and ongoing user fees by individual developments (RR-19-1) would provide adequate wastewater services to the planning area. Tiering off the analysis in the Program



EIR, PTASP impacts related to wastewater services would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Water Services

Section 5.13.1.2 of the Program EIR states that PWD serves the Palmdale TOD Framework Plan planning area, with a small area at the northwestern corner served by the Los Angeles County Waterworks District 40 (LACWWD 40). Section 5.13.4.7 of the Program EIR states that implementation of the Palmdale TOD Framework Plan would increase the demand for water and would require construction, extension, and/or upgrade of water lines. Construction of the needed onsite infrastructure by individual development projects; payment of fair share contribution for offsite improvements to the City; and payment of water service fees to PWD or LACWWD 40 would reduce adverse impacts to less than significant levels.

The PTASP is served by PWD through existing water lines in the planning area, as shown in Figure 2.12 of the PTASP. As with the Palmdale TOD Framework Plan, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would generate a demand for water that would require construction, extension, and/or upgrade of existing water lines. Individual projects would provide the necessary onsite water system improvements, with the potential extension and/or relocation of offsite water lines by PWD. These activities would not affect water services, except for minor interruptions during construction, and impacts have been assumed as part of implementation of the PTASP.

The construction of onsite and offsite water lines and payment of fair share fees, connection fees, and ongoing user fees by individual developments (RR-19-1) would provide adequate water services to the planning area. Tiering off the analysis in the Program EIR, PTASP impacts would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Storm Water Drainage

Section 5.11.1.3 of the Program EIR discusses drainage facilities in Palmdale and indicates there are limited storm drain lines and catch basins in the Palmdale TOD Framework Plan planning area. Stormwater generally percolates on bare soils or flows into streets towards lower-lying areas to the northeast. Future development is required to prepare detailed hydrologic and hydraulic studies; construct the necessary drainage facilities in accordance with the City's Master Drainage Plan, with stormwater directed to the nearest practical street, storm drain, or natural watercourse; and/or pay drainage fees for construction of regional drainage improvements. Impacts would be less than significant.

Storm drain lines and catch basins are present at scattered locations in the PTASP planning area (see Figure 2.15 of the PTASP). As with the Palmdale TOD Framework Plan, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would result in increased stormwater runoff that would require construction of onsite and offsite drainage facilities. Future development would have to prepare a hydrologic and hydraulic analysis, construct the needed storm drainage facilities, and/or pay the drainage fees in accordance with Chapter 3.38, Drainage Fee Requirements, of the PMC (RR-10-3) to provide adequate stormwater drainage in the planning area. Tiering off the analysis in the Program EIR, PTASP impacts would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Electric Power, Natural Gas, and Telecommunications Facilities

Section 7.4.1.1 of the Program EIR states that there are existing electrical, natural gas, and telecommunication lines that serve existing developments in Palmdale. Estimates of electricity and

natural gas consumption from development within the Palmdale TOD Framework Plan planning area are provided, which would represent less than 1.0 percent of the County's consumption. Future development would require utility connections to existing lines and/or construction and/or upgrade of these lines. Because utility companies are required to update energy systems to meet additional demand, impacts would be less than significant.

Similarly, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would generate a demand for electricity, natural gas, and telecommunication services that would require connections, extension, and/or upgrade of existing utility lines. Individual projects would provide the necessary onsite utility system improvements, along with any needed extension, upgrade, and/or relocation of utility lines by utility companies. These activities would not affect utility services, except for minor interruptions during construction, and impacts have been considered as part of implementation of the PTASP.

Future development would have to include construction of needed utility lines and payment of connection and user fees to utility companies (RR-19-1), and utility companies would provide services needed to meet demand in the planning area and their service territories. Tiering off the analysis in the Program EIR, PTASP impacts would be less than significant, similar to the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

RR-19-1 Future development shall include construction of the necessary onsite utility infrastructure improvements in accordance with each utility service agency/company standards and payment of fair share fees for needed offsite utility infrastructure improvements. In addition, utility service will require individual developments to pay connection fees and user charges, as set by Los Angeles County Sanitation Districts, PWD, SCE, SCG, and/or other utility agencies/companies.

With compliance with RR-19-1 and RR-10-3, impacts would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in demand for utility services from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) and the potential relocation or construction of new utility lines. Since future development under the PTASP and associated demands for utility services have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the demand for utility services from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on utility services would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

Less than Significant Impact. Section 5.13.4.7 of the Palmdale TOD Framework Plan Program EIR states that future development would generate water demand that would be served by PWD or LACWWD 40. The increase in water demand from future development under the Palmdale TOD Framework Plan has been included in PWD's Urban Water Management Plan, which indicates total water supplies are available during normal, single-dry, and multiple-dry years to meet the projected

water demand of the Palmdale TOD Framework Plan in addition to existing and other planned future projects. The LACWWD 40 has a Memorandum of Understanding (MOU) with AVEK that requires developers to pay a deposit that LACWWD 40 transfers to AVEK to acquire new water supply to serve the development. Impacts would be less than significant.

Similarly, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would generate water demand that would be served by PWD. Because development under the PTASP would be within the 2035 development capacity of the Palmdale TOD Framework Plan, PWD's water supplies would also be adequate to serve future development under the PTASP under normal, single-dry, and multiple-dry years. In addition, water conservation measures implemented in compliance with the PTASP and the City's Water Efficient Landscape Ordinance (RR-19-2) would reduce water demand from individual developments. Also, the City's Recycled Water Facilities Plan proposes recycled water lines on Palmdale Boulevard from Sierra Highway to the east, on Sierra Highway from Palmdale Boulevard to Technology Drive, and on Technology Drive from Sierra Highway to Desert Sands Park (see Figure 2.13 of the PTASP). These proposed recycled water lines would allow future use of reclaimed water for landscape irrigation and reduce demands for potable water supplies. Impacts on water supplies would be less than significant, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Regulatory Requirements

RR-19-2 All proposed landscaping in new developments shall be designed and installed in compliance with the City's Water Efficient Landscape Ordinance (PMC Chapter 14.05), which promotes the efficient use of water in landscaped areas, provides water management practices and water waste prevention guidelines, and sets an upper limit for total water use.

With compliance with RR-19-1 and RR-19-2, impacts on water supplies would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in demand for water from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated demands for water have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the demand for water from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on water supply would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

c) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than Significant Impact. Section 5.13.4.6 of the Program EIR states that implementation of the Palmdale TOD Framework Plan would increase wastewater volume and the demand for wastewater treatment at the PWRP by approximately 3.8 million gallons per day (mgd). There is available capacity at the PWRP (i.e., 4 mgd of its 12-mgd capacity) to serve future development under the Palmdale TOD Framework Plan. Thus, impacts would be less than significant.

Similarly, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would generate wastewater that would be treated at the PWRP. Because development under the PTASP would be within the development capacity of the Palmdale TOD Framework Plan, there would also be available capacity at the PWRP (i.e., 4 mgd) to serve future development under the PTASP. Payment of the connection fees and user fees to the Los Angeles County Sanitation Districts would ensure sewer service to future development (RR-19-1) and the incremental expansion of wastewater treatment facilities. With compliance with RR-19-1, impacts would be less than significant. Tiering off the analysis in the Program EIR, PTASP impacts are consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in wastewater generation from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) and the associated demand for wastewater treatment. Since future development under the PTASP and associated demands for wastewater treatment have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the demand for wastewater services from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on wastewater services would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

- d) **Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**
- e) **Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?**

Less than Significant Impact. Section 5.13.1.2 of the Palmdale TOD Framework Plan Program EIR states that Waste Management of the Antelope Valley provides solid waste collection and disposal services to the City, with wastes brought to the Antelope Valley Public Landfill and the Lancaster Landfill and Recycling Center. Section 5.13.4.8 of the Program EIR states future development under the Palmdale TOD Framework Plan would increase the solid waste volume from the planning area requiring collection and disposal. Future development would have to comply with City regulations on waste diversion. Impacts would be less than significant.

Similarly, future development under the PTASP, including development on the parcels just east of 10th Street East and just south of Palmdale Boulevard, would generate solid wastes that would be collected by Waste Management and disposed at the Antelope Valley Public Landfill and/or the Lancaster Landfill and Recycling Center. As required by the CalGreen Code, construction and demolition activities would have to reduce waste disposal volumes by at least 65 percent through reuse, diversion, recycling, and/or salvage. The City also offers various waste diversion programs (e.g., commercial recycling pickup or self-haul, residential curbside recycling, drop-off and buy-back, composting, mobile/periodic hazardous waste collection, economic incentives, special collection events, business waste reduction programs, material exchanges, and special waste disposal) that would reduce solid waste generation in the planning area. In addition, implementation of MM-HAZ-1 through MM-HAZ-5 from the Palmdale TOD Framework Plan Program EIR for the handling, storage, and disposal of hazardous materials would be made in compliance with existing regulations and would reduce impacts related to the disposal of solid wastes.



Regulatory Requirements

RR-19-3 All construction and demolition activities shall include the diversion (i.e., reuse, recycling, and/or salvage) of at least 65 percent of nonhazardous solid wastes, in compliance with the CalGreen Code.

Future development would not generate solid wastes that would exceed the City’s solid waste reduction goals and would comply with solid waste regulations through compliance with RR-19-3, participation in the City’s waste reduction programs, and implementation of MM-HAZ-1 through MM-HAZ-5 from the Palmdale TOD Framework Plan Program EIR. Tiering off the analysis in the Program EIR, PTASP impacts related to solid wastes would be less than significant, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include increases in solid waste generation from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area) and the associated demand for solid waste disposal. Since future development under the PTASP and associated demands for solid waste disposal services have been accounted for and would not exceed the impacts addressed in the TOD Program EIR for the PTASP area, the demand for solid waste disposal services from future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, impacts on solid waste services would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

No new significant impacts or more severe impacts related to Utilities and Service Systems that were not addressed in the TOD Program EIR would occur with the PTASP.

XX. Wildfire

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XX. WILDFIRE: If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) **Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) **Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**
- d) **Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

No Impact. Section 8.7 of the Palmdale TOD Framework Plan Program EIR states that the Palmdale TOD Framework Plan planning area is not located near a high fire hazard area; therefore, no impact related to wildfire hazards would occur.

Similarly, the PTASP planning area, including the parcels just east of 10th Street East and just south of Palmdale Boulevard, is not located in or near areas classified as Moderate, High, or Very High Fire Hazard Severity Zones (VHFHSZ) by CalFire. The nearest VHFHSZ under local or state or federal responsibility is located approximately 1.3 miles southwest of the PTASP planning area. The PTASP would not affect emergency response or evacuation in the VHFHSZ; exacerbate wildfire risks; expose project occupants to pollutant concentrations from a wildfire; require infrastructure to serve VHFHSZ; nor expose people to post-fire impacts at VHFHSZs. Tiering off the analysis in the Program EIR, no impact would occur, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR. Since both the TOD and PTASP planning areas are outside the areas with known wildfire hazards, no additional impacts related to wildfire would occur over those addressed in the TOD Program EIR.

No new significant impacts or more severe impacts related to Wildfire that were not addressed in the TOD Program EIR would occur with the PTASP.

XXI. Mandatory Findings of Significance

ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



ENVIRONMENTAL ISSUE	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

- a) **Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

Less than Significant Impact. Implementation of the PTASP, including future development and infrastructure improvements proposed in the PTASP planning area, would result in the disturbance of existing biological resources that include introduced species on developed land and native species on undeveloped areas. Compliance with RR-4-1 (Joshua Tree and Native Desert Vegetation Preservation Ordinance) and implementation of MM-BIO-1 through MM-BIO-6 from the Palmdale TOD Framework Plan Program EIR would prevent a substantial reduction in 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, or reduce the number or restrict the range of rare or endangered plants or animals. Also, implementation of MM-CUL-1 (Archaeological Resources) and compliance with RR-5-1 (Cultural Surveys), which are included in the TOD Program EIR, and RR-5-2 (Human Remains) by individual developments and infrastructure projects under the PTASP would reduce the potential for eliminating important examples of the major periods of California history or prehistory. Thus, the PTASP would not degrade the quality of the environment with compliance with existing regulations and implementation of mitigation measures. Tiering off the analysis in the Program EIR, PTASP impacts on biological and cultural resources would be less than significant after mitigation, consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include potential disturbance of sensitive biological and/or cultural resources by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard. With this area having the same biological and

cultural settings as the surrounding areas, impacts on biological and cultural resources would be the same as those discussed in the TOD Program EIR for the PTASP area, the impacts on biological and cultural resources demand by future development in the PTASP area outside the TOD planning area would be the same as discussed in the TOD Program EIR, and changes in impacts would be less than significant. Also, with the PTASP planning area located in the same general area as the TOD planning area, impacts on biological and cultural resources would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Less than Significant Impact. Implementation of the PTASP is expected to occur incrementally over time, and individual development projects and infrastructure projects may occur concurrent with other development projects and infrastructure projects throughout Palmdale. Because the PTASP will have less than significant impacts on several environmental issues, its contribution to the cumulative impacts would also be considered less than significant. However, the PTASP would have the same impacts on air quality, GHG, and noise as discussed in the Program EIR. Thus, the PTASP would, in turn, have a considerable contribution to significant cumulative impacts on these environmental issues, when considered with other projects in Palmdale and the surrounding area. Tiering off the analysis in the Program EIR, the PTASP's cumulative impacts would be consistent with the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include the incremental contribution to cumulative impacts by future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated environmental impacts have been accounted for and would not exceed the impacts addressed in the Program EIR for the PTASP area, the impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in cumulative impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, cumulative impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

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

Less than Significant Impact. Implementation of the PTASP would have significant impacts on various environmental issues, which may adversely affect human beings, either directly or indirectly. Regulatory requirements and mitigation measures have been identified that would reduce potential impacts to less than significant levels. However, even with compliance with regulatory requirements and implementation of mitigation measures, potential impacts on air quality, GHG, and noise would impact human beings directly and indirectly. Tiering off the analysis in the Program EIR, PTASP impacts would be the same as the conclusions of the Palmdale TOD Framework Plan Program EIR.

Additional impacts over those addressed in the Program EIR include adverse effects on human beings from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard (which covers approximately 127 acres of the 746-acre PTASP planning area outside the 1,035-acre TOD planning area). Since future development under the PTASP and associated

environmental impacts have been accounted for and would not exceed the impacts addressed in the Program EIR for the PTASP area, the impacts of future development in the PTASP area outside the TOD planning area have been accounted in the TOD Program EIR and changes in impacts would be less than significant. Also, with the entire PTASP anticipated to result in additional development that is consistent with the development analyzed in the TOD EIR, environmental impacts would be within those discussed in the TOD Program EIR and changes in impacts would be less than significant.

As discussed in Section III, future development under the PTASP would have the same impacts as future development under the Palmdale TOD Framework Plan, as analyzed in the Palmdale TOD Framework Plan Program EIR. With less development anticipated by 2035 in the PTASP planning area, compared to that anticipated under the Palmdale TOD Framework Plan, the environmental impacts of the PTASP would not be different or more severe than the impacts of the Palmdale TOD Framework Plan. Also, no new mitigation measures, aside from those identified in the Program EIR, are needed to avoid or reduce the impacts of future development under the PTASP. Thus, there are no inconsistencies or changes to the conclusions of the Palmdale TOD Framework Plan Program EIR. While changes in impacts over those addressed in the Program EIR would occur from future developments in the PTASP planning area just east of 10th Street East and just south of Palmdale Boulevard, all PTASP impacts have been accounted for and would not exceed the impacts addressed in the Program EIR. The same mitigation measures from the Palmdale TOD Framework Plan Program EIR would also be implemented by future development under the PTASP.

V. LIST OF PREPARERS

Consultants

Parsons

- Roland Genick, Project Manager
- Anne Kochaon, Environmental Task Manager
- Josephine Alido, Environmental Principal Planner
- Jennifer Anthony, Senior Planner
- Robert Scales, Traffic Engineer
- Ricardo Torres, GIS Specialist

Persons Consulted

City of Palmdale Planning Division

- Mike Behen, Deputy City Manager
- Rob Bruce, Planning Manager
- Carlene Saxton, Deputy Director of Economic and Community Development
- Megan Taggart, Senior Planner

Native American Heritage Commission

- Steven Quinn, Associate Governmental Program Analyst

Gabrieleño Band of Mission Indians – Kizh Nation

- Andrew Salas, Chairman

Fernandeño Tataviam Band of Mission Indians

- Rudy Ortega, Jr., Tribal President

San Gabriel Band of Mission Indians

- Anthony Morales, Chief

San Manuel Band of Mission Indians

- Lynn Valbuena, Chairwoman

Soboba Band of Luiseno Indians

- Rosemary Morillo, Chairperson

San Fernando Band of Mission Indians

- John Valenzuela, Chairperson

Gabrielino/Tongva Nation

- Sandonne Goad, Chairperson



Gabrielino Tongva Indians of California Tribal Council

- Robert F. Dorame, Tribal Chair/Cultural Resources

Gabrielino-Tongva Tribe

- Linda Candelaria, Co-Chairperson

Serrano Nation of Mission Indians

- Wayne Walker, Co-Chairperson
- Mark Cochrane, Co-Chairperson

Morongo Band of Mission Indians

- Robert Martin, Chairperson
- Denisa Torres, Cultural Resources Manager

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