

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: October 6, 2023
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: Site Plan Review (SPR) 22-013 ; Tentative Parcel Map (TPM) 83915

This Notice of Availability is to notify agencies, organizations, and interested parties that the City of Palmdale (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR; State Clearinghouse No. 2022080668) for SPR 22-013 and TPM 83915.

1. **Project Name:** Site Plan Review 22-013 ; Tentative Parcel Map 83915
2. **Lead Agency:** City of Palmdale
3. **Location:** The Project site encompasses Assessor Parcel Number (APN) 3128-015-089 and is located in Section 23, Township 6 North, Range 12 West, San Bernardino Baseline and Meridian. The Project site is located at the southwest corner of West Columbia Way / Avenue M and Division Street, approximately 0.1-mile west of Sierra Highway and 0.8-mile east of State Route (SR) 14. A large dry wash, Amargosa Creek, runs north-south along the western edge of the site. A Southern California Gas Co. (SoCalGas) natural gas transmission line runs north-south along the eastern boundary of the site.
4. **General Plan Designation:** Aerospace Industrial
5. **Zoning Designation:** Aerospace Industrial
6. **Responsible and/or Trustee Agencies:**

Responsible Agencies: Lahontan Regional Water Quality Control Board (LRWQCB); Los Angeles County Waterworks District (LACWD) Los Angeles County Sanitation District (LACSD); Antelope Valley Air Quality Management District (AVAQMD); City of Lancaster

Trustee Agencies: California Department of Fish and Wildlife (CDFW)

7. **Project Description:**

The Project entails applications for SPR 22-013 and TPM 83915 to allow for the construction and operation of two industrial buildings totaling approximately 1,420,070 square feet (s.f.). TPM 83915 would subdivide the 81.75-gross acre Project site into two parcels on 71.3 net acres to accommodate development of the proposed buildings, with the remaining acreage consisting of infrastructure improvements and roadway dedications. Both buildings would take access from a proposed north-south oriented public street (Public Street B) through the center of the Project site, which would provide a connection to West Columbia Way / Avenue M on the north, and an east-west oriented roadway (Public Street A) proposed along the southern boundary of the site. Building 1 would have a total of 112 docking doors for trucks, with 56 dock doors each along the northern and southern façades of the building. Building 2 would have a total of 98 docking doors for trucks, with 49 dock doors each along the northern and southern façades of the building. As part of the Project, to mitigate erosion, two aboveground infiltration basins (Basins A and B) are proposed along the northern portion of the Building 1 site and two aboveground infiltration basins (Basins C

and D) are proposed along the northern portion of the Building 2 site. Other site features include landscaping, lighting, and paved areas for vehicle movement and parking.

The following actions will be taken by the City of Palmdale Planning Commission:

- Reject or certify the Final EIR along with appropriate CEQA Findings, and
- Approve, conditionally approve, or not approve SPR 22-013 and TPM 83915.

The Draft EIR found that the Project would result in significant and unavoidable adverse environmental impacts to greenhouse gas and transportation. All other environmental impacts evaluated in the DEIR are determined to be less than significant or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures described in the Draft EIR in the following areas: Air Quality (AVAQMD thresholds); Biological Resources (nesting birds and associated habitat; desert kit fox burrows/American badger and associated habitat; Joshua tree woodland; burrowing owl burrows and associated habitat); Cultural Resources (archaeological and historical resources); Geology and Soils (paleontological resources); and Tribal Cultural Resources. A summary of all impacts and mitigation measures are shown in Table S-1 of the Draft EIR.

The public review period for the Draft EIR runs from **October 6, 2023** and ends on **November 20, 2023**. The Draft EIR and all documents referenced in the Draft EIR are available for public review on the City's website at (<https://www.cityofpalmdaleca.gov/277/Environmental-Documents>) or at the following locations:

- City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550 Monday through Thursday from 7:30 am to 6:00 pm
- City Hall Counter, 38300 Sierra Highway, Palmdale, CA 93550
- Palmdale City Library, 700 E Palmdale Boulevard, Palmdale, CA 93550
- City of Palmdale Department of Recreation and Culture, 827 E. Avenue Q-9, Palmdale, CA 93550

The public is encouraged to submit written comments to Brenda Magaña, Planning Manager, City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550 no later than 5:00 pm on **November 20, 2023**. Alternatively, you may e-mail your comments to Brenda Magaña at bmagana@cityofpalmdale.org.


Brenda Magaña, Planning Manager

10/4/23
Date

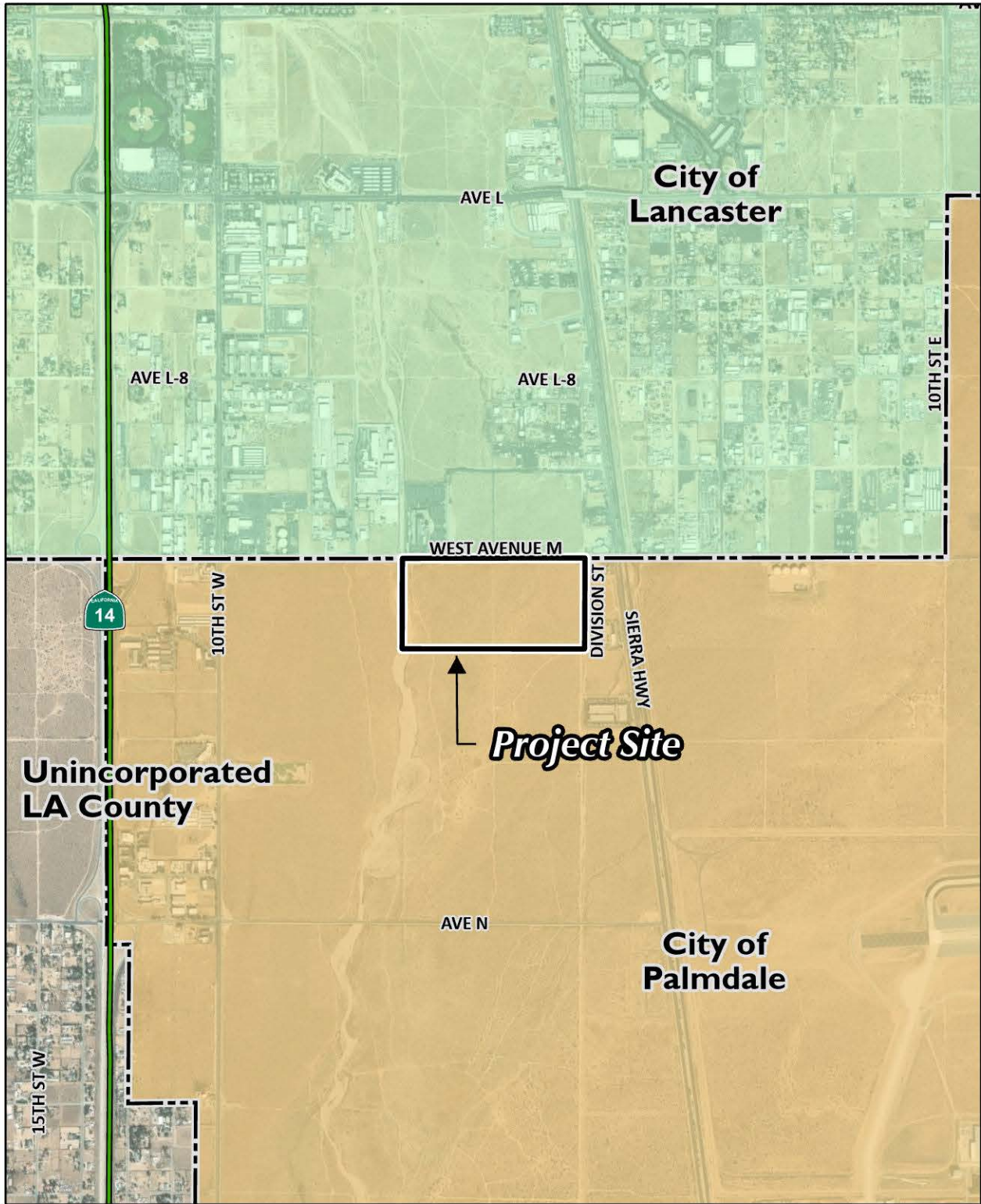
Attachments:

Figure 1 – Vicinity Map

Figure 2 – Overall Site Plan – Building 1

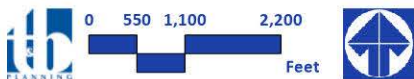
Figure 3 – Overall Site Plan – Building 2

Figure 4 – Tentative Parcel Map

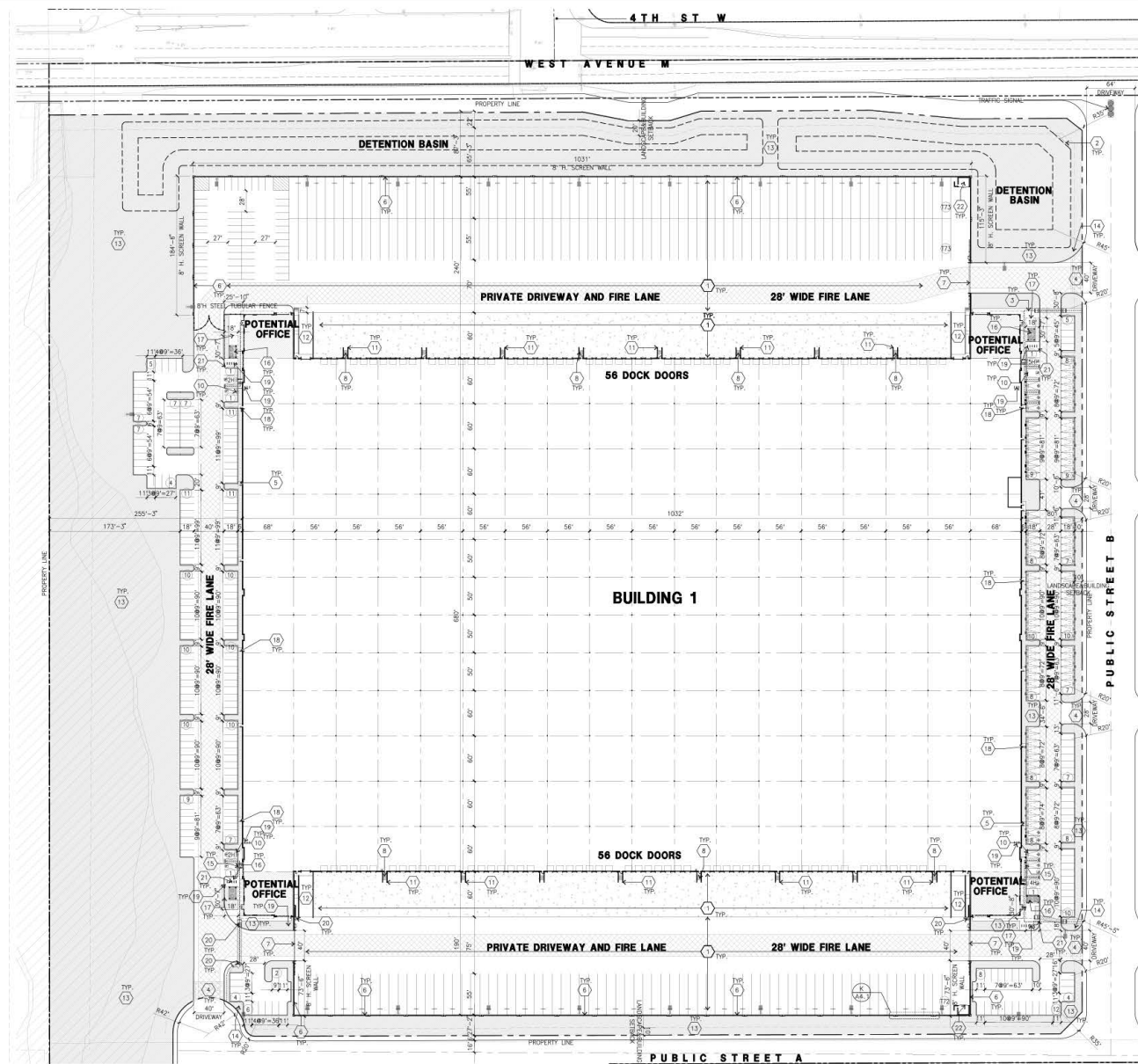


Source(s): Esri, LA County (2023)

Figure 1



Vicinity Map



PROJECT DATA

ITEM AREA	BLDG. 1	BLDG. 2	TOTAL
Grass area in L.I.			3,427,800 s.f.
Grass area in A.C.	1,675,070	1,434,756	3,109,826 s.f.
Net area in A.C.	36.4	32.9	71.3 ac
BUILDING AREAS			
Office	5,000	5,000	10,000 s.f.
Warehouse	713,000	698,162	1,411,162 s.f.
TOTAL	718,000	703,162	1,421,162 s.f.
COVERAGES	45.9%	45.0%	45.7%
CLEAR HEIGHT	40'	40'	
EMPLOYER BASED ON THE LARGEST SHEET	200	200	400 people
EMPLOYEE PARKING REQUIRED	200	200	400 spaces
AUTO PARKING PROVIDED	377	323	700 spaces
REQUIRED ACCESSIBLE PARKING			
Van Accessible (12' x 18')	2	2	4 spaces
Standard Accessible (8' x 12')	6	6	12 spaces
TOTAL	8	8	16 spaces
REQUIRED CAPABILITY SPACE			
EV Capable Space in three bays (8' x 10')	57	48	105 spaces
EVCS Standard (8' x 10')	12	12	24 spaces
EVCS Van Accessible (12' x 18')	1	1	2 spaces
EVCS Standard Accessible (8' x 12')	3	3	6 spaces
EVCS Ambulatory (12' x 18')	3	2	5 spaces
TOTAL	76	66	142 spaces
AUTO PARKING PROVIDED BREAKDOWN			
Standard (8' x 10')	274	238	512 spaces
Accessible Standard (8' x 10')	4	4	8 spaces
EV Capable (8' x 10')	4	4	8 spaces
EVCS Standard Accessible (8' x 10')	12	13	25 spaces
EVCS Van Accessible (12' x 18')	1	1	2 spaces
EVCS Ambulatory (12' x 18')	3	2	5 spaces
TOTAL	377	323	700 spaces
LANDSCAPE REQUIREMENTS			
Grass (12' x 18')	9	9	18 spaces
Grass (12' x 18') - 3 required			
Grass (12' x 18') - 1 required			
TOTALER PARKING PROVIDED			
Standard	274	238	512 spaces
EV Capable	4	4	8 spaces
EVCS Standard	12	13	25 spaces
EVCS Van Accessible	1	1	2 spaces
EVCS Ambulatory	3	2	5 spaces
TOTAL	294	258	552 spaces
OPEN SPACE PROVIDED			
Number of Open Spaces	200	200	400
Required Open Space	200	200	400 s.f.
OPEN SPACE PROVIDED	200	200	400 s.f.
ZONING ORDINANCE CODE CITY			
Zoning Designation - Aerospace Industrial (AI)			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 70'			
MAXIMUM FLOOR AREA RATIO			
F.A.R. - 0.5			
LANDSCAPE REQUIREMENT			
Percentage - 10% and 15% of parking area			
LANDSCAPE PROVIDED			
Grass Area	303,804	210,200	514,004 s.f.
Percentage of entire site	37%	30%	30%
Parking lot area	147,144	104,400	251,544 s.f.
Percentage of parking area	25.8%	30.8%	31.5%
REMARKS			
Notes			
Final 10/1/2023 - 2/27			
Local and collector street - 10'			
Arterial residential - 10'			
Neighborhood street - 10'			
Neighborhood street - 10'			

Property owner
 DOWNTOWN DEVELOPMENT PARTNERS, INC.
 3 CORPORATE PLAZA, SUITE 230
 NEWPORT BEACH, CA 92660
 CONTACT: MICHAEL Q. SAND

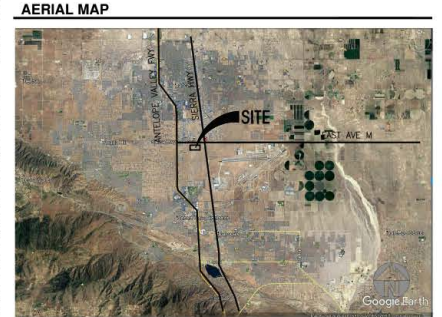
Address of the Property
 SWC SIERRA HWY & WEST AVE M

Assessor's Parcel Number
 APRN: 3128-015-089

Legal Description
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF PALMDALE IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Zoning
 ZONING DESIGNATION - AEROSPACE INDUSTRIAL (AI)

Applicant
 SWC SIERRA HWY & WEST AVE M
 (949) 413-2568
 ATTN: MICHAEL Q. SAND
 ADDRESS: 3 CORPORATE PLAZA, SUITE 230
 IRVINE, CA 92612
 TEL: 926-655-7748
 ATTN: MICHELLE WU



SITE LEGEND

STANDARD PARKING STALL (9' x 18')	LANDSCAPED AREA
ACCESSIBLE PARKING STALL (9' x 18')/ ACCESSIBLE ASLE	CONCRETE PAVING SEE "C" DRAWINGS FOR FINISHES
VAN ACCESSIBLE PARKING STALL (12' x 18')/ ACCESSIBLE ASLE	LIGHT STANDARD
STANDARD ACCESSIBLE EVCS WITH ADA SIGN AND MARKING "EV CHARGING ONLY", 8' x 18' - 5" W/ ACCESSIBLE ASLE	EXISTING PUBLIC FIRE HYDRANT
AMBUATORY EVCS MARKING "EV CHARGING ONLY", 10' x 18' - 5" W/ ACCESSIBLE ASLE	PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
STANDARD EVCS SIZE	CATCH BASIN APPROX. LOCATION
EV CAPABLE SPACE WITHOUT EVCS SIZE 9' x 18'	EV CHARGERS INSTALLED
	EV CHARGER FOR FUTURE

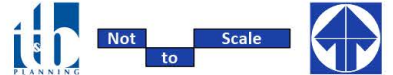
NOTE: EVCS STALLS TO BE IDENTIFIED BY SIGNAGE AND MARKING PER LOCAL REGULATIONS

- SITE PLAN KEYNOTES**
- HEAVY BROOM FINISH CONC. PAVEMENT.
 - FUTURE MONUMENT SIGN.
 - CONCRETE WALKWAY. SEE CIVIL PLAN.
 - DRIVEWAY ENTRY APRONS.
 - 5'-8" x 5'-8" x 4" MIN. THICK CONCRETE EXTERIOR LANDING AND TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BROOM FINISH.
 - SLOPE TO BE 1/4" - 1/2" MAX. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY W/ 1/20 MAX. AS RECD. BY CITY INSPECTOR.
 - 8" H SCREENWALL. REFER TO J/DAB-AA.1
 - MANUAL OPERATED GATES W/ KNOX. REFER TO F/DAB-AA.1
 - PAO LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
 - EXTERIOR CONC. STAIR.
 - NOT USED.
 - PRE-CAST CONC. WHEEL STOP.
 - CONC. FILLED GUARD POST "6 DIA. U.N.D. 42" H.
 - CONCRETE RAMP.
 - LANDSCAPE. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
 - ACCESSIBLE ENTRY SIGN.
 - ACCESSIBLE PARKING SIGN.
 - OUTDOOR PATIO, EMPLOYEE BREAK AREA. REFER TO C/DAB-AA.3
 - OPEN SPACE PER PWD SECTION 17.66.010-1
 - HOLLOW METAL DOOR, MAIN DOOR.
 - BICYCLE SPACE RACK. REFER TO O/DAB-AA.1.
 - TRUNCATED DOME.
 - RESIGNATED SMOKING AREA. NOT PERMITTED WITHIN 20 FEET OF ANY BUILDING.
 - TRASH ENCLOSURE. REFER TO C/A/DAB-AA.1.

- SITE PLAN GENERAL NOTES**
- THE SOILS REPORT PREPARED BY SOIL GEOTECHNICAL TRD SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
 - IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
 - ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE UNL.S.
 - SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SKALES. DETAILS ON SHEET AS PER MINIMUM STANDARDS.
 - THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
 - SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS SHALL VERIFY ACTUAL UTILITY LOCATIONS.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
 - CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND SHARING LAYOUT PURPOSES.
 - SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
 - CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. MAY BE 1/20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "C" DRAWINGS FOR FINISH.
 - ALL PARKING AREAS SHALL PROVIDE A LANDSCAPED PLANTER OF A MINIMUM WIDTH OF SEVEN FEET WIDE AT THE ENDS OF ALL PARKING AISLES. ALL PLANTING AREAS SHALL HAVE ROUND CORNERS INSTEAD OF 90 DEGREE CORNERS AND BE SHARPED TO PROMPT VEHICLE TURN MOVEMENTS. TWO FEET OF CURB IS REQUIRED. SEE DETAIL "D"
 - PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
 - CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
 - FOR FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
 - ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
 - LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
 - APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.

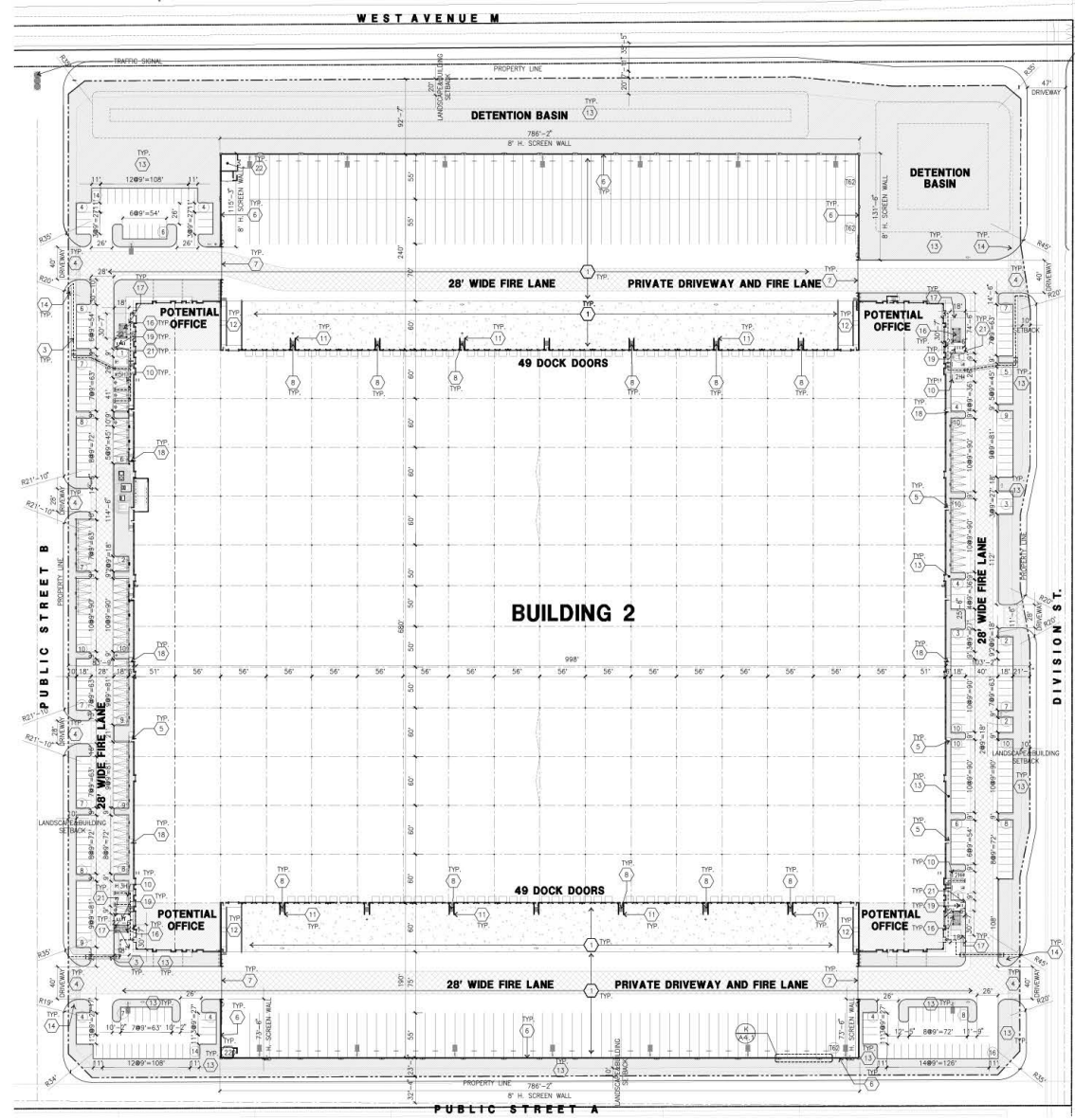
Source(s): HPA (05-12-2023)

Figure 2



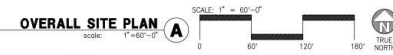
Overall Site Plan - Building 1

SPR 22-013; TPM 83915



- SITE PLAN KEYNOTES**
- 1 HEAVY BROOM FINISH CONC. PAVEMENT.
 - 2 FUTURE MONUMENT SIGN.
 - 3 CONCRETE WALKWAY. SEE CIVIL PLAN.
 - 4 DRIVEWAY ENTRY ARCHWAYS.
 - 5 5'-4" x 5'-0" x 4" MIN. THICK CONCRETE EXTERIOR LANDING AND TYP. TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" / 12" MAX.
 - 6 8" H. SCREENWALL. REFER TO J/DAB-44.1.
 - 7 MANUAL OPERATED GATES W/ ANCH. REFER TO F/DAB-44.1.
 - 8 PAD LOCK FOR FIRE DEPARTMENT STANDARDS FOR DRIVEWAY EXTERIOR CONC. STAR.
 - 9 NOT USED.
 - 10 PRE-CAST CONC. WHEEL STOP.
 - 11 CONC. FILLED GUARD POST 6" DIA. U.N.O. 42" H.
 - 12 CONCRETE RAMP.
 - 13 LANDSCAPE. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
 - 14 ACCESSIBLE ENTRY SIGN.
 - 15 ACCESSIBLE PARKING STALL SIGN.
 - 16 OUTDOOR PATIO, EMPLOYEE BREAK AREA. REFER TO C/DAB-44.3.
 - 17 OPEN SPACE FOR PAV. SECTION 17.66.010-1.
 - 18 HOLLOW METAL DOOR, MAN DOOR.
 - 19 BICYCLE SPACE DOOR. REFER TO D/DAB-44.1.
 - 20 TRUNCATED DOME.
 - 21 DESIGNATED SMOKING AREA. NOT PERMITTED WITHIN 20 FEET OF ANY BUILDING.
 - 22 TRASH ENCLOSURE. REFER TO C/DAB-44.1.

- SITE PLAN GENERAL NOTES**
1. THE SOILS REPORT PREPARED BY SOIL GEOTECHNICAL TWO SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
 2. IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
 3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
 4. SET "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES. DETAILS ON SHEET AS PER MINIMUM STANDARDS.
 5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION & AT LEAST 60 DAYS BEFORE BLDG. COMPLETION.
 6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
 7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
 8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
 9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
 10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOLDED JOINTS AT 8' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. MAX W/ 1:20 MAX SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "C" DRAWINGS FOR FINISH.
 11. ALL PARKING AREA SHALL PROVIDE A LANDSCAPED PLANTER OF A MINIMUM WIDTH OF SEVEN FEET WIDE AT THE ENDS OF ALL PARKING SPACES. ALL PLANTING AREAS SHALL HAVE ROUND CORNERS INSTEAD OF 90 DEGREE CORNERS AND BE SHAPED TO PROMOTE VEHICLE TURN MOVEMENTS. TWO FEET OF CURB IS REQUIRED. SEE DETAIL "D".
 12. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
 13. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
 14. PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
 15. ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
 16. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
 17. APPROVED CONCEPTUAL LANDSCAPE PLAN PRIOR TO GRADING PERMIT.



PROJECT DATA

	BUILDING 1	BUILDING 2	TOTAL
PERMITS			
Office area in s.f.	1,670,079	1,434,796	3,104,875 s.f.
Net area in s.f.	38.4	32.9	71.3 ac
UTILITIES			
Office	5,000	5,000	10,000 s.f.
Warehouse	712,000	680,000	1,392,000 s.f.
TOTAL	717,000	735,000	1,452,000 s.f.
COVERAGE	42.9%	40.0%	41.7%
CLIMATE HEIGHT	40'	40'	
EMPLOYEE BASED ON THE LARGEST SHEET	200	200	400 people
AUTO PARKING PROVIDED			
Standard	200	200	400 stalls
ADDITIONAL ACCESSIBLE PARKING			
Van Accessible (12' x 18')	2	2	4 stalls
Standard Accessible (9' x 12')	6	6	12 stalls
ADDITIONAL CAPABLE SPACE			
CV Capacity Space in Road Edge (8' x 18')	57	48	105 stalls
CV Standard (8' x 18')	13	12	25 stalls
CV Van Accessible (12' x 18')	1	1	2 stalls
CV Standard Accessible (9' x 12')	3	3	6 stalls
CV Accessibility (12' x 18')	3	2	5 stalls
TOTAL	76	72	148 stalls
AUTO PARKING PROVIDED (BROADENED)			
Standard (8' x 18')	274	258	532 stalls
Accessible Standard (8' x 18')	4	4	8 stalls
Accessible Van (12' x 18')	4	4	8 stalls
CV Capacity in Road Edge (8' x 18')	78	63	141 stalls
CV Standard (8' x 18')	12	13	25 stalls
CV Standard Accessible (9' x 12')	1	1	2 stalls
CV Van Accessible (12' x 18')	3	2	5 stalls
CV Accessibility (12' x 18')	3	2	5 stalls
TOTAL	377	353	730 stalls
LANDSCAPE SPACES PROVIDED			
Typical (12' x 18')	8	8	16 stalls
0.020 to 100.000	3	3	6 stalls
1000 and smaller (100.000)	1	1	2 stalls
TOTAL	12	12	24 stalls
TOTAL PARKING PROVIDED	274	258	532 stalls
BICYCLE PARKING PROVIDED			
Standard (10' x 10')	38	32	70 stalls
Long Term (8' x 10')	19	18	37 stalls
TOTAL	57	50	107 stalls
BICYCLE PARKING PROVIDED	64	48	112 stalls
OPEN SPACE PROVIDED			
Number of Employee	200	200	400
Proposed Open Space	2200	2200	4400 s.f.
OPEN SPACE PROVIDED	2200	2200	4400 s.f.
ZONING CONFORMANCE CITY			
Zoning Ordinance - Amended Industrial (AI)			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - 70'			
MAXIMUM FLOOR AREA RATIO			
0.5			
LANDSCAPE REQUIREMENTS			
Permeable - 10%, 15%, and 10% of parking areas			
LANDSCAPE PROVIDED			
Area	883,804	279,200	1,163,004 s.f.
Percentage of entire site	23%	2%	2%
Planting area	147,144	108,400	255,544 s.f.
Planting landscaped area	24,685	38,800	63,485 s.f.
Percentage of parking area	17.5%	21.2%	19.2%
SETBACKS			
Front	10'	10'	
Front (Fire) Aerial Street	20'	20'	
Local and Collector Street	10'	10'	
Arterial	20'	20'	
Rear	10'	10'	
Rear (Interior) Aerial Street	12'	12'	

Property owner

CONVINGTON DEVELOPMENT PARTNERS, INC.
3 CORPORATE PLAZA, SUITE 230
NEWPORT BEACH, CA 92660
CONTACT: MICHAEL D. SAND

Address of the Property
SVC SIERRA HWY & WEST AVE M
Assessor's Parcel Number

APN: 3118-015-009

Legal Description

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

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 3, TOWNSHIP 6 NORTH, RANGE 12 WEST, SAN BERNARDINO MERRIAM IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Zoning

ZONING DESIGNATION - BP GENERAL PLAN LAND USE AND M4 (PLANNING INDUSTRIAL)

Applicant

SVC SIERRA HWY & WEST AVE M
ATHN MICHAEL D SAND
ADDRESS: 3 CORPORATE PLAZA, SUITE 230

Applicant's Representative

HPA, INC.
1885 BUSHWICK AVE SUITE 100
DOWNEY, CA 90202
TEL: 626-995-7748
ATHN: MICHELLE WU

AERIAL MAP



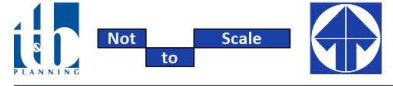
SITE LEGEND

- STANDARD PARKING STALL (9' X 18')
- ACCESSIBLE PARKING STALL (9' X 18' + 5' W/ ACCESSIBLE AISLE)
- VAN ACCESSIBLE PARKING STALL (12' X 18' + 5' W/ ACCESSIBLE AISLE)
- STANDARD ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 9' X 18' + 5' W/ ACCESSIBLE AISLE
- VAN ACCESSIBLE EVCS WITH ISA SIGN AND MARKING "EV CHARGING ONLY", 12' X 18' + 5' W/ ACCESSIBLE AISLE
- AMBULATORY EVCS MARKING "EV CHARGING ONLY", 10' X 18'
- STANDARD EVCS SIZE, 9' X 18'
- EV CHARGE SPACE WITHOUT EVSE SIZE 9' X 18'
- EV CHARGERS INSTALLED
- EV CHARGER FOR FUTURE
- LANDSCAPED AREA
- CONCRETE PAVING SEE "C" DRAWINGS FOR THICKNESS
- LIGHT STANDARD
- EXISTING PUBLIC FIRE HYDRANT
- PRIVATE FIRE HYDRANT - APPROXIMATE LOCATION
- CATCH BASIN APPROX. LOCATION
- 8" CURB + 12" LANDING AREA ADJACENT TO PARKING AT PARKING SPACES PER LOCAL JURISDICTION STANDARD

NOTE:
EVCS SHALL BE IDENTIFIED BY SIGNAGE AND MARKING PER LOCAL REGULATIONS

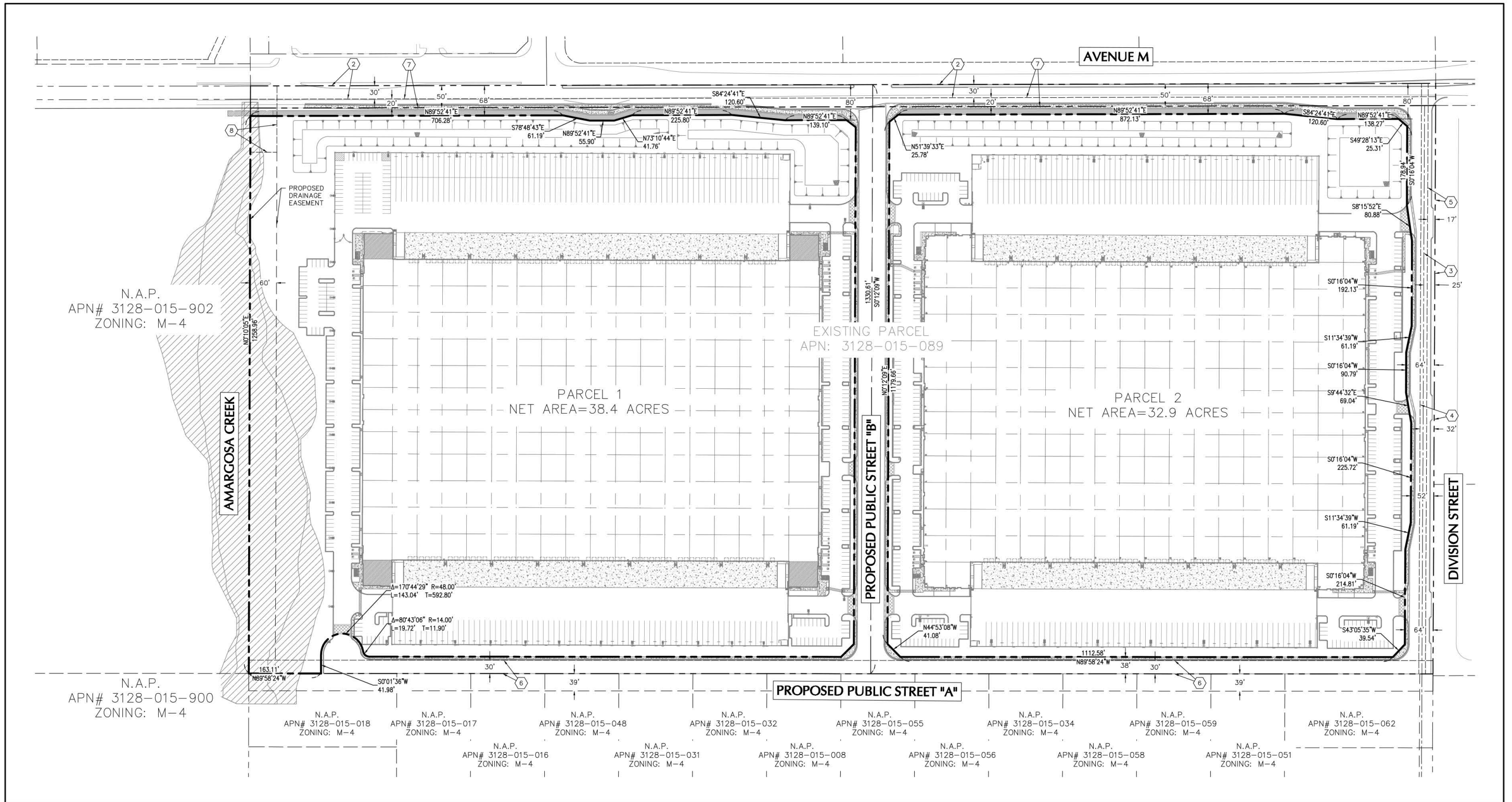
Source(s): HPA (05-12-2023)

Figure 3



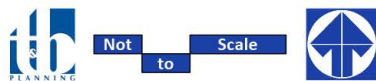
Overall Site Plan - Building 2

SPR 22-013; TPM 83915



Source(s): Langan Engineering and Environmental Services, Inc. (09-08-2023)

Figure 4



Tentative Parcel Map 83915

SPR 22-013; TPM 83915