



California Department of Fish and Wildlife
 South Coast Region 5
 3883 RUFFIN ROAD
 SAN DIEGO, CA 92123

Western Joshua Tree Conservation Act

Western Joshua Tree Conservation Act Incidental Take Permit No. 1927-ITP-2024-060-05
PBP INDUSTRIAL PROJECT SITE PLAN REVIEW 20-011

I. Authority:

This Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit (Permit) is issued by the California Department of Fish and Wildlife (CDFW) pursuant to Fish and Game Code section 1927.3. The WJTCA prohibits the take¹ of any western Joshua tree, *Yucca brevifolia* (WJT), or any part or product thereof, except as authorized.² CDFW may authorize, by permit, incidental take of WJT subject to the requirements of the WJTCA.³ This Permit authorizes incidental take of WJT by Permittee as specifically described herein, pursuant to the WJTCA.

Permittee:	Patriot Construction and Development Inc.
Principal Officer:	Robert Sarkissian
Contact Person:	Robert Sarkissian (818) 212-9346
Mailing Address:	445 West Palmdale Boulevard, Palmdale, CA 93551

II. Effective Date and Expiration Date of this Permit:

This Permit shall become effective upon execution by CDFW. This Permit and the take authorization conferred hereunder shall expire on **November 30, 2025**.

III. Project Location:

The PBP Industrial Project Site Plan Review 20-011 (Project) is located on the southeast corner of Lockheed Way and Blackbird Drive within the City of Palmdale, Los Angeles County (see Figures 1 and 2). The Project is located approximately 2 miles southwest of Palmdale Regional Airport at approximately 34.608802 latitude, -118.115340 longitude. The Project is bounded by Lockheed Way to the west, Blackbird Drive to the north, 9th Street East to the east, and vacant land to the south. (Project Site).

IV. Project Description:

¹“Take’ means hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.” (Fish & G. Code, § 86.)

² Fish & G. Code, § 1927.2.

³ Fish & G. Code, § 1927.3.

The Project is comprised of the construction of two industrial buildings divided into 16 individual units on approximately 6 acres. The Project will include storm drains, a driveway, project frontage improvements, landscaping, and water and sewer utilities. The Project will be developed in one phase. Project Activities include site preparation, soil fill import, grading, building construction, underground utility construction, export of lot soils, and street paving (see Figure 3 for Site Plans).

V. Impacts of the Taking on WJT:

Project Activities and their resulting impacts are expected to result in the incidental take of WJT. The Project is expected to take a total of 75 WJT, as determined by CDFW (See Figure 4). The Project will remove 75, encroach upon 0, relocate 0 and trim 0 WJT (i.e., collectively “take”). The Project will not avoid any WJT. This number is based on the revised census submitted by Permittee, a copy of which is attached as Attachment 1, and evaluation of the project impacts by CDFW.

New WJT stems or trunks may arise from the ground within the Project Site or vicinity of Project Activities over the period of time covered by this Permit. This Permit does not provide take authorization of any WJT, including newly arising stems or trunks, not identified for take in the Western Joshua Tree Project Site Census (Attachment 1) and included in the invoice (Attachment 2). Permittee must seek additional take authorization before conducting Project Activities that will impact new/additional WJT, including any WJTs that resprout in the same location as a previously censused tree after initial tree removal, using the process identified in the Notification of New Stem or Trunk Condition of Approval.⁴

VI. Incidental Take Authorization of WJT:

This Permit authorizes incidental take of WJT and only WJT. CDFW authorizes Permittee, its employees, contractors, and agents to take WJT on the Project Site, subject to the limitations described in this section and the Conditions of Approval below. This Permit does not authorize: (a) take of WJT caused by activities outside the scope of the Project Activities; (b) take of WJT not authorized for take as identified in the approved WJT census and this Permit; or (c) take of WJT resulting from violation of this WJT Permit.

VII. Conditions of Approval:

Unless specified otherwise, the following conditions of approval apply to all Project Activities within the Project Site, including areas used for vehicular ingress and egress, staging, and parking. CDFW's issuance of this Permit and Permittee's authorization to take WJT pursuant to this Permit are subject to Permittee's compliance with, and implementation of, the following Conditions of Approval:

- 1. Legal Compliance:** Permittee shall comply with all applicable federal, state, and local laws, regulations, and policies. This Permit sets forth CDFW's requirements for Permittee

⁴ See Fish & G. Code, § 1927.3, subdivision (b).

to implement the Project pursuant to the WJTCA. This Permit does not constitute a general project approval or necessarily create an entitlement to proceed with the Project. Permittee is responsible for obtaining all necessary permits and approvals and for complying with all applicable federal, state, and local laws, regulations, and policies.

2. **CEQA Compliance:** Permittee shall implement and adhere to the mitigation measures related to WJT in the Biological Resources section of the Mitigated Negative Declaration (SCH No.: 2024020836) adopted by the City of Palmdale on June 11, 2024, as lead agency for the Project pursuant to the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.). If there is a conflict between WJT-related measures in the CEQA document for this Project and the measures in this Permit, this Permit controls.
3. **WJT Permit Compliance Time Frame:** Permittee shall fully implement and adhere to the conditions of this Permit within the time frames set forth below.
4. **General Provisions:**
 - 4.1. Designated Representative. Before starting Project Activities, Permittee shall designate a representative (Designated Representative) responsible for communicating with CDFW and overseeing compliance with this Permit. Before starting Project Activities, Permittee shall notify CDFW in writing of the Designated Representative's name, business address, phone number, and email address (if applicable). Permittee shall subsequently notify CDFW in writing if a substitute Designated Representative is designated during the term of this Permit. If Permittee is an individual, Permittee may designate itself as the Designated Representative.
 - 4.2. Construction Monitoring Documentation. The Designated Representative shall maintain construction-monitoring documentation on-site in either hard copy or digital format throughout the construction period, which shall include any Permit compliance inspection records or notes, a copy of this Permit with attachments, including the census. Permittee shall ensure a copy of the construction monitoring documentation is available for review at the Project Site or as otherwise requested by CDFW.
 - 4.3. Hazardous Substances. Permittee shall prevent raw cement/concrete or washings thereof, asphalt, paint or other coating material, oil or other petroleum products, hazardous waste, or any other hazardous substances from contaminating soils within 50 ft (approximately 15 m) of a WJT. Permittee shall properly contain and dispose of any unused or leftover hazardous products off-site.
 - 4.3.1. Spill Cleanup. Permittee shall immediately stop all Project Activities and, pursuant to all applicable state and federal statutes and regulations, arrange for repair and clean-up by qualified individuals of any hazardous

substance leaks or spills at the time of occurrence, or as soon as it is safe to do so. Permittee shall have all spill clean-up equipment on site during Project Activities.

4.3.2. Check Equipment for Leaks. Permittee shall ensure that construction equipment and vehicles operated in the Project Site are checked and maintained daily to prevent leaks of fuel, lubricants, solvents, or other fluids that could contaminate WJT habitat or soils near WJT.

4.4. CDFW Access. Permittee shall provide CDFW staff with reasonable access to the Project Site and shall otherwise fully cooperate with CDFW efforts to verify compliance with, and effectiveness of, all Conditions of Approval set forth in this Permit.

4.5. Refuse Removal. Upon completion of Project Activities, Permittee shall remove from the Project Site and properly dispose of all hazardous waste, temporary fill, and Project-related refuse including, but not limited to, broken equipment parts, wrapping material, cords, cables, wire, rope, flagging, temporary fencing, strapping, twine, buckets, metal or plastic containers, and boxes.

5. Notification and Reporting Provisions:

5.1. Notification Before Commencement. Permittee or the Designated Representative shall notify CDFW at least seven days before starting Project Activities and shall document compliance with all pre-Project Conditions of Approval before starting Project Activities. Notification shall include representative photographs of boundary delineation as required in Condition of Approval 6.1, below.

5.2. Notification of New Stem or Trunk. Once the Project site has been fully cleared of the 75 WJT identified in the census (Attachment 1), if a new western Joshua tree stem or trunk arises from the ground, regardless of whether it germinates from seed, a trunk re-sprout occurs, or otherwise, Permittee shall prepare a Notification of New Stem or Trunk and submit it to CDFW before conducting/resuming Project Activities that will impact (e.g., by removal, trimming, or encroachment within 15 meters) any WJT individual that was not included in the census (Attachment 1) and included in the invoice (Attachment 2), including any new WJT stem or trunk that arises from the ground (e.g., new sprouts or resprouts). The Notification of New Stem or Trunk shall include the following about any new WJT:

- A unique identifier for each WJT (i.e., WJT ID);
- GPS location for each WJT (latitude and longitude);

- At least one color photo of each WJT identified;
- Size class for each WJT (size class A is any WJT less than one meter in height, size class B is any WJT one meter or greater but less than five meters in height, size class C is any WJT greater than five meters in height);
- Anticipated impact for each WJT (i.e., removal, relocation, trimming, or encroachment, or no impact);
- If the WJT will be encroached upon (individual will not be removed and Project Activities will take place within 15 meters of the base of the WJT) indicate the distance from the base where Project Activities will take place; and
- A map showing the location of new WJT in relation to WJT for which take is authorized by this Permit.

Permittee shall submit the Notification of New Stem or Trunk prior to conducting activities that may result in take of or impacts to the new stem or trunk (i.e., removal, trimming, relocation, or encroachment). After CDFW has confirmed the number and size class of individual WJT to be impacted, CDFW will provide the Permittee with an invoice for the mitigation fees pursuant to Fish and Game Code section 1927.3, subdivisions (d)-(e). The Notification of New Stem or Trunk and invoice shall be appended to this Permit and considered to be an amendment of this Permit, without further action, authorizing additional take coverage for the new WJT individual(s) provided that the Notification of New Stem or Trunk the Permittee submits is complete and mitigation fees are received by CDFW prior to any impacts to any new WJT individuals identified in the Notification of New Stem or Trunk. CDFW may determine that an amendment of this Permit is required if additional or different conditions of approval, including WJT Relocation, are required.

- 5.3. Notification of Non-compliance.** Permittee or the Designated Representative shall immediately notify CDFW if Permittee is not in compliance with any Condition of Approval of this Permit, including but not limited to any actual or anticipated failure to implement any measure in this Permit within the time periods indicated therein. The Designated Representative shall follow up within 24 hours with a written notice to CDFW describing, in detail, any actual or anticipated non-compliance with this Permit and suggested measures to remedy the situation.
- 5.4. Project Completion Report.** Permittee shall provide CDFW with a Project Completion Report (PCR) no later than 1 month after the Project has been completed. The PCR shall include, at a minimum: (1) photos that illustrate the state of the Project Site upon completion of the Project; (2) approximate start and end date(s) when Project Activities

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occurred; and (3) an accounting of the WJT individuals identified in the census that have been removed, injured (e.g., trimmed), and/or avoided since this Permit's issuance.

5.5. Notification of Take or Damage. Permittee shall immediately notify CDFW by calling the Regional Office at (661) 414-2729 of any death, damage, or injury of WJT not authorized by this ITP. The initial notification to CDFW shall include information regarding the location, size class, and number of WJT individuals taken or damaged and the WJTCA Incidental Take Permit Number. Following initial notification, Permittee shall send CDFW a written notification within two calendar days. The written notification shall include the date and time of the finding or incident, location, and photograph of each WJT individual, and if known, provide an explanation as to cause of take or damage, and any other pertinent information.

6. Take Minimization Measures: Permittee shall avoid and minimize impacts to, and the taking of, WJT, to the maximum extent practicable. Permittee shall implement and adhere to the following conditions to minimize take of WJT within the Project Site as a result of Project Activities:

6.1. Delineation of Project Site Boundaries. Before starting Project Activities along each part of the route in active construction, Permittee shall clearly delineate the boundaries of the Project Site with fencing, stakes, or flags. To allow for the passage of wildlife serving as seed dispersal agents for WJT, Permittee shall ensure all perimeter fencing is at least 6 inches above grade. Rodent barrier fencing is prohibited. Permittee shall restrict all Project Activities to within the fenced, staked, or flagged areas. Permittee shall maintain all fencing, stakes, and flags until the completion of Project Activities in that area.

6.2. Fire Prevention. To avoid impacts to WJT as a result of fire, workers conducting Project Activities with the potential to inadvertently cause a fire (e.g., excavating, grinding, welding, driving over vegetation, parking on vegetation, mowing, disking, masticating) shall be equipped with an appropriate level of fire prevention and suppression equipment, such as fire extinguishers, backpack pumps filled with water, shovels, welding tents, shields, and fire-resistant mats.

6.3. Integrated Pest Management (IPM). Permittee shall minimize the potential for pests to enter the Project Site by identifying sources of pest introduction, identifying pests, performing early detection and rapid response measures, eradicating invasive plants prior to seed set, and avoiding and minimizing adverse effects of control methods on the natural environment. Pests of particular concern that pose a threat to WJT and desert plant communities include, but are not limited to, Yucca weevils, Argentine ants, and invasive plant species. A list of common invasive plant species can be found on the California Invasive Plant Council Invasive Plant Inventory (Cal IPC Inventory) website at:

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<https://www.cal-ipc.org/plants/inventory/>. Best management practices and guidelines for preventing the establishment of invasive plants can be found on the California Invasive Plant Council's website at: <http://www.cal-ipc.org/ip/prevention/index.php>.

- 6.3.1. IPM Implementation and Documentation. Permittee shall provide a summary of IPM activities to CDFW 30 days after implementation of IPM activities occurs. Documentation shall include pest species controlled, growth state for invasive plants (e.g., vegetative, flowering, seed), a map of any pest infestation(s), methods used to eradicate pests, identification of the source or potential source of pests, and methods to prevent new infestations and introductions of the pest species detected.
- 6.3.2. Rodenticides. To avoid impacts to rodent dispersal of WJT seeds, Permittee shall not use rodenticides within the Project Site at any time.
- 6.3.3. Herbicides. Permittee may only use herbicides within the Project Site with CDFW's written authorization. If so authorized, Permittee may only use herbicides registered with the California Department of Pesticide Regulation (DPR). Any dyes included in the herbicides must be EPA-registered dyes approved for use in California. All herbicides shall be applied in accordance with labeled instructions and regulations set by DPR. Labeled instructions for the herbicide(s) used shall be made available to CDFW upon request. No herbicide shall be applied when wind speeds exceed 5 miles per hour.
- 6.3.4. Insecticides. In order to use insecticides within the Project Site, Permittee must first provide a written explanation of a compelling need to use such chemicals to complete Project Activities and receive written authorization from CDFW to do so.

- 7. Mitigation Fees:** Permittee shall satisfy its mitigation obligations under this Permit by paying the appropriate fees pursuant to the fee schedule set forth in Fish and Game Code section 1927.3 subdivision(d), as adjusted annually, for deposit into the Western Joshua Tree Conservation Fund. Fee amounts are based on the location of the project and the number and size of living and dead WJT individuals to be taken. For the purpose of calculating fees, each WJT stem or trunk arising from the ground is considered an individual WJT requiring mitigation, regardless of its proximity to any other WJT stem or trunk.

CDFW has calculated the required fees to be paid based on the number of living and dead WJT individuals to be taken, the size class of the WJT individuals to be taken, and the fee area in which the Project is located. The fee calculation is shown in the WJTCA Incidental Take Permit

Mitigation Fee Invoice attached to this Permit as Attachment 2. Permittee submitted partial payment in the amount of \$13,900.00 which was received by CDFW on July 16, 2025. The remaining required payment in the amount of \$246 was received by CDFW on July 31, 2025.

VIII. Amendment:

Permittee may request an amendment to this Permit prior to its expiration date, including an amendment to extend the term of the Permit, by submitting a description of the requested changes to the regional CDFW office that issued this Permit. Amendment of this Permit may require the submission of a revised census, map and payment of additional mitigation fees.

IX. Stop-Work Order:

If CDFW determines Permittee has violated any term or condition of this Permit or has engaged in unlawful take, CDFW may issue Permittee a written stop-work order instructing Permittee to suspend any Project Activities for an initial period of up to 30 days. A stop-work order shall contain a detailed description of the violation and outline the necessary steps to remedy the violation. CDFW can issue a stop-work order to prevent or remedy a violation of this Permit, including but not limited to the failure to comply with reporting or monitoring obligations, or to prevent the unauthorized take of any CESA endangered, threatened, or candidate species. CDFW's issuance of a stop-work order shall immediately suspend Permittee's take authorization pursuant to this Permit. Permittee shall stop work immediately as directed by CDFW upon receipt of any such stop-work order. Upon written notice to Permittee, CDFW may extend any stop-work order issued to Permittee if Permittee has failed to cure the violation within the initial 30-day stop-work period.

X. Notices:

Written notices, reports, and other communications relating to this Permit shall be delivered to CDFW by email at the following addresses, or at addresses CDFW may subsequently provide to Permittee. Notices, reports, and other communications shall reference the Project name, Permittee, and Permit Number 1927-ITP-2024-060-05 in a cover letter and on all associated documents.

ATTN: CESA/HabCon program
California Department of Fish and Wildlife
South Coast Region
R5CESA@wildlife.ca.gov

and a digital copy to:

CESA Permitting Program
Habitat Conservation Planning Branch
California Department of Fish and Wildlife
CESA@wildlife.ca.gov

If Permittee is unable to provide these items digitally by email, Permittee can submit paper documents via registered first-class mail to:

Erinn Wilson-Olgin
California Department of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Unless Permittee is notified otherwise, CDFW's Regional Representative for purposes of this Permit is:

Sarah Rains, Environmental Scientist
California Department of Fish and Wildlife
South Coast Region
3030 Old Ranch Parkway Suite 400 Seal
Beach, CA 90740
Telephone (661) 414-2729
Sarah.Rains@wildlife.ca.gov

XI. Compliance with the California Environmental Quality Act:

CDFW's issuance of this Permit is subject to CEQA. CDFW is a responsible agency pursuant to CEQA with respect to this Permit. (See generally Pub. Resources Code, § 21069.) The City of Palmdale is the CEQA lead agency for the Project. (See generally Pub. Resources Code, § 21067.) The lead agency's prior environmental review of the Project is set forth in the PBP Industrial Project Site Plan Review 20-011 Initial Study/Mitigated Negative Declaration (SCH No.: 2024020836) dated May 2024 that the City of Palmdale adopted for PBP Industrial Project Site Plan Review 20-011 on July 11, 2024. At the time the lead agency adopted the Mitigated Negative Declaration and approved the Project, it also adopted various mitigation measures for the WJT as conditions of Project approval.

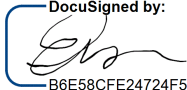
This Permit, along with CDFW's related CEQA findings, which are available as a separate document, provide evidence of CDFW's consideration of the lead agency's MND for the Project and the environmental effects related to issuance of this Permit. (Cal. Code Regs., tit. 14, § 15096, subd. (f).) CDFW finds that issuance of this Permit will not result in any previously undisclosed, potentially significant effect on the environment or any substantial increase in the severity of any potentially significant environmental effect previously disclosed by the lead agency. Furthermore, to the extent any potential for any such effect exists, CDFW finds that adherence to, and implementation of, the conditions of project approval adopted by the lead agency and the Conditions of Approval imposed by CDFW under this Permit will avoid or reduce to below a level of significance any such potential effects. Consequently, CDFW finds issuance of this Permit will not result in any significant, adverse impact on the environment.

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XII. Attachments:

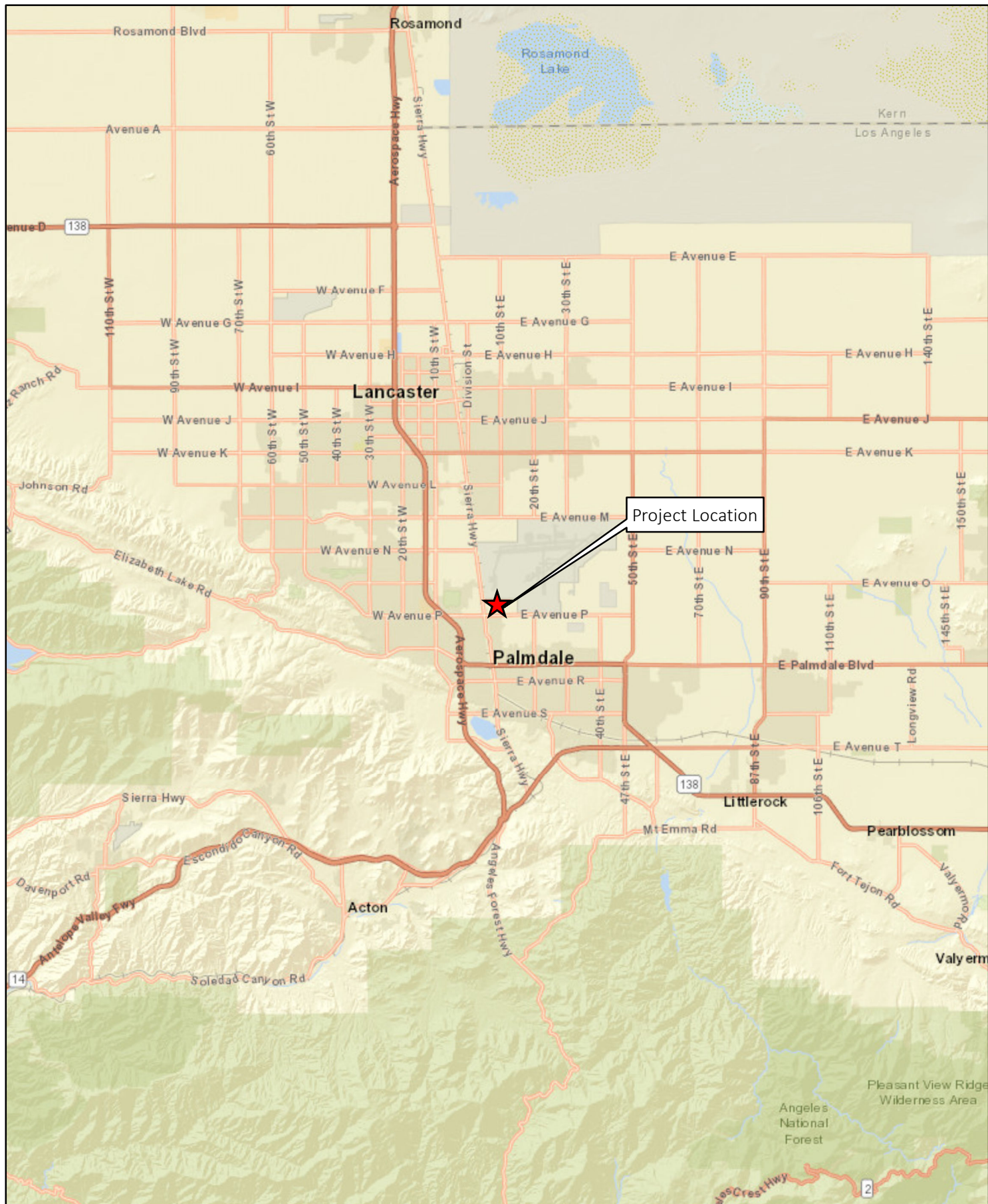
FIGURE 1	Project Location Regional Map
FIGURE 2	Project Location Aerial Map
FIGURE 3	Project Site Plan
FIGURE 4	Project Impact Map
ATTACHMENT 1	Western Joshua Tree Project Site Census
ATTACHMENT 2	WJTCA Incidental Take Permit Mitigation Fee Invoice

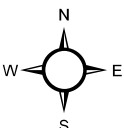
ISSUED BY THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE ON 11/6/2025

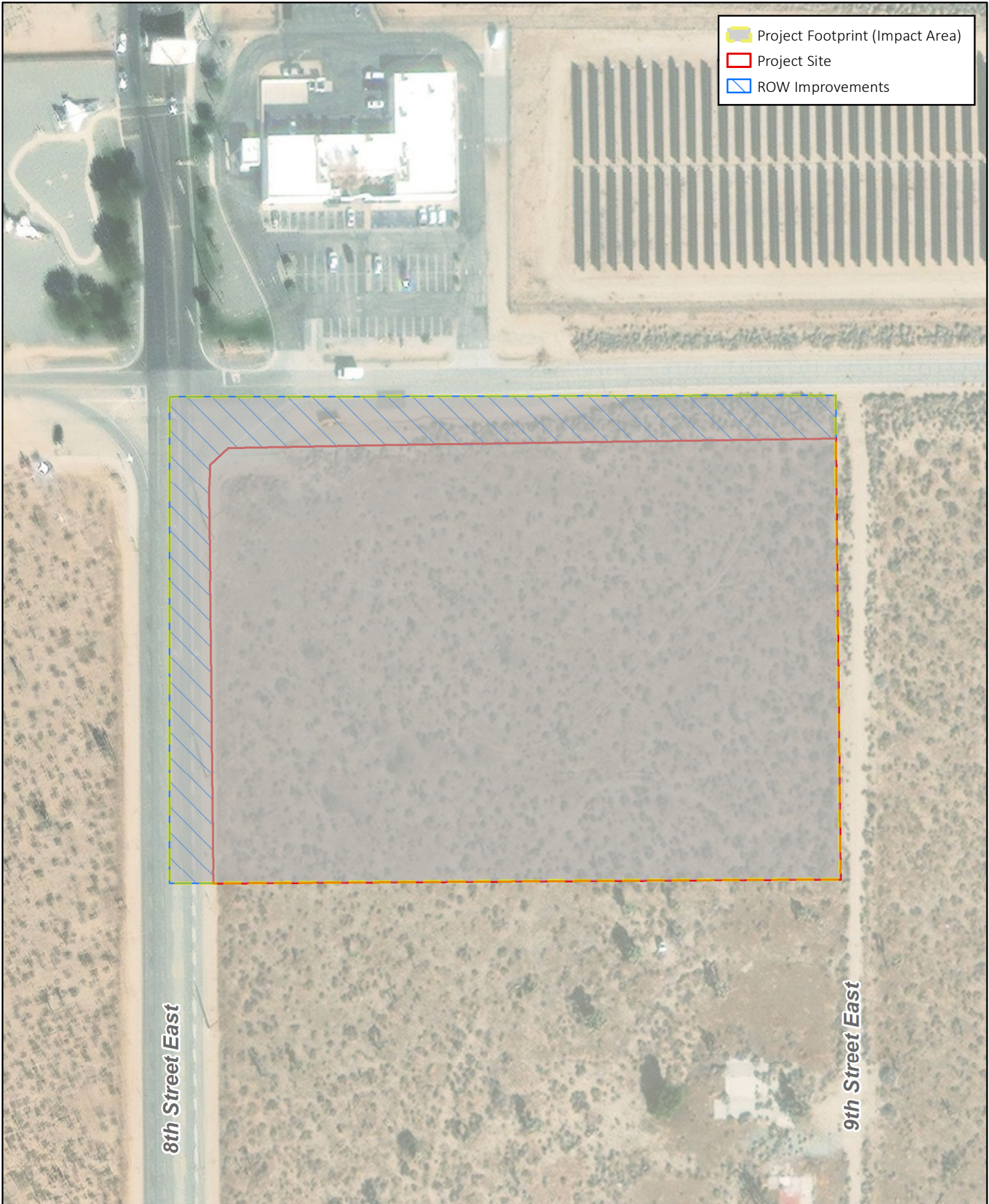
By:  B6E58CFE24724F5...

Erinn Wilson-Olgin, Regional Manager
South Coast Region

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PBP INDUSTRIAL PROJECT SITE PLAN REVIEW 20-011



Prepared By:  VCS Environmental	Map Created: August 2023 Data Sources: ESRI, Red Brick, County of Los Angeles Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community	0 12,000 24,000 Feet 1:250,000		PBP Industrial Project Figure 1 Regional Map
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- Project Footprint (Impact Area)
- Project Site
- ROW Improvements

8th Street East

9th Street East

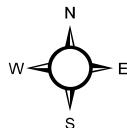
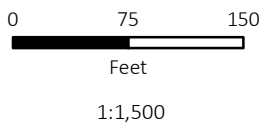
Prepared By:



VCS Environmental

Map Created: August 2023
Data Sources: ESRI, Red Brick, County of Los Angeles

Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



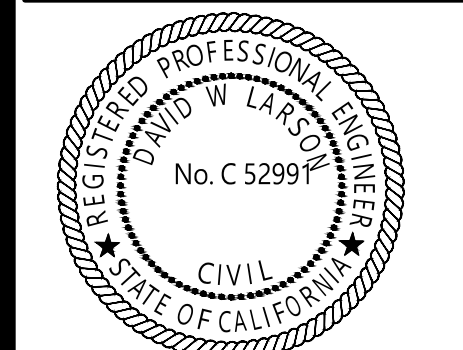
PBP Industrial Project

Figure 2

Aerial Map

DAVID W. LARSON RCE C52991 DATE

REGISTRATION



PROJECT

SITE PLAN	INDUSTRIAL BUILDINGS
	SE CORNER OF LOCKHEED WAY AND BLACKBIRD LANE

APPLICANT DEVELOPER

AERO PATRIOT, LLC.
445 WEST PALMDALE BLVD.,
SUITE P PALMDALE, CA. 93551
TEL: 818-212-9346

[illegible]

PROJECT #	RBS JN 180002
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DRAWN BY: DWL

CHECKED BY: DWL

PLOT DATE: 06/22/2023

APPLICATION TYPE:

DESIGN ADVISORY BOARD REVIEW

BOARD REVIEW

APN #

3022-026-003

0001 000 000

SHEET TITLE

SITE PLAN

A0 1

A0.1

SHEET NUMBER

2 of 11

2011

62'

WEST / NORTH

8'

2'

30'

40'

32'

42'

2'

8'

EAST / SOUTH

2%

2%

2%

2%

AB OVER EXC.

AB OVER EXC.

REPLACE EX CURB & GUTTER SIDEWALK

EXISTING CURB & GUTTER SIDEWALK

LOCKHEED MARTIN AERONAUTICS

SITE LOCATION

BLACKBIRD LN

DIVISION STREET

SIERRA HWY

5TH ST. E.

6TH ST. E.

LOCKHEAD WAY

9TH ST. E.

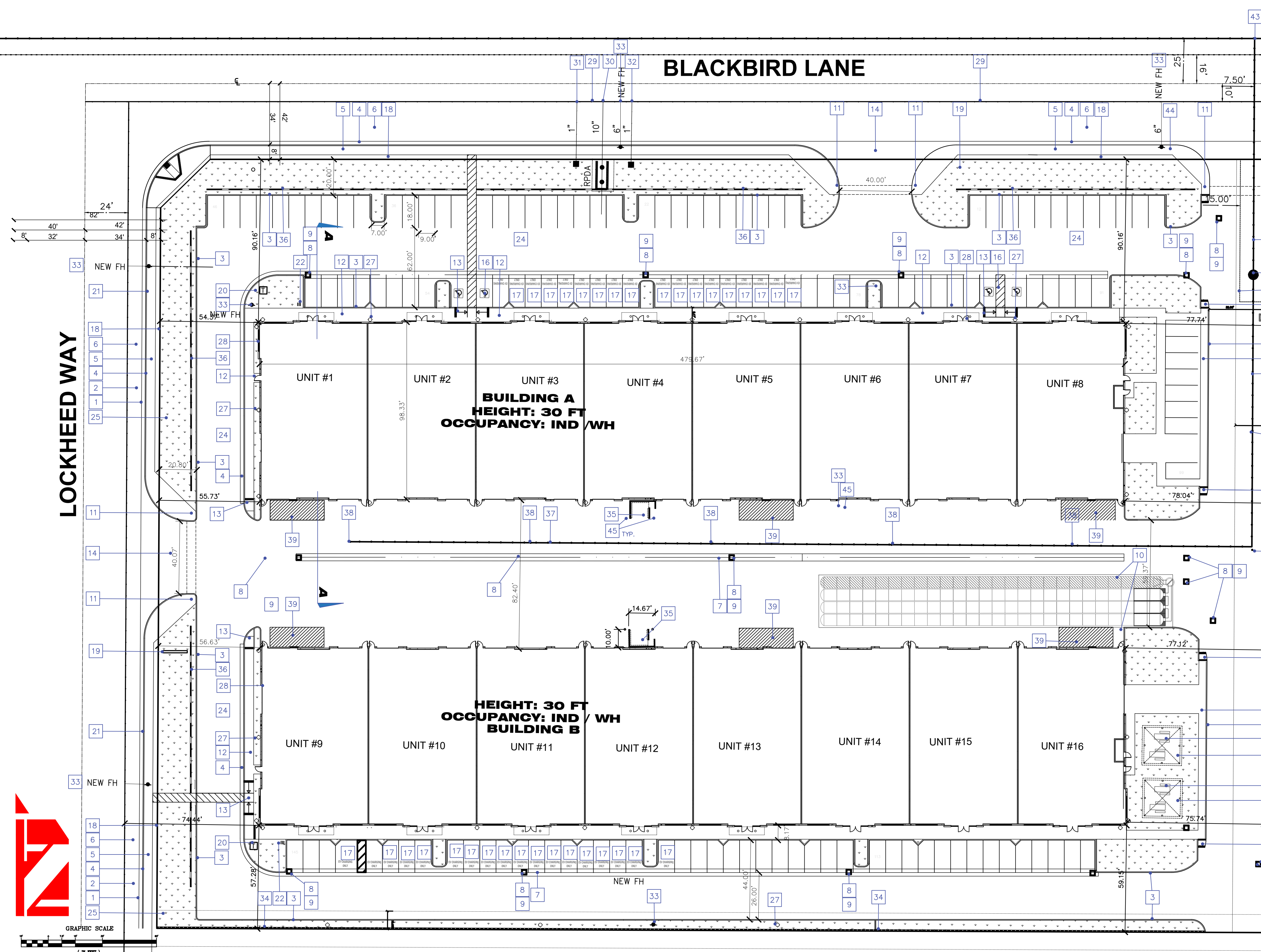
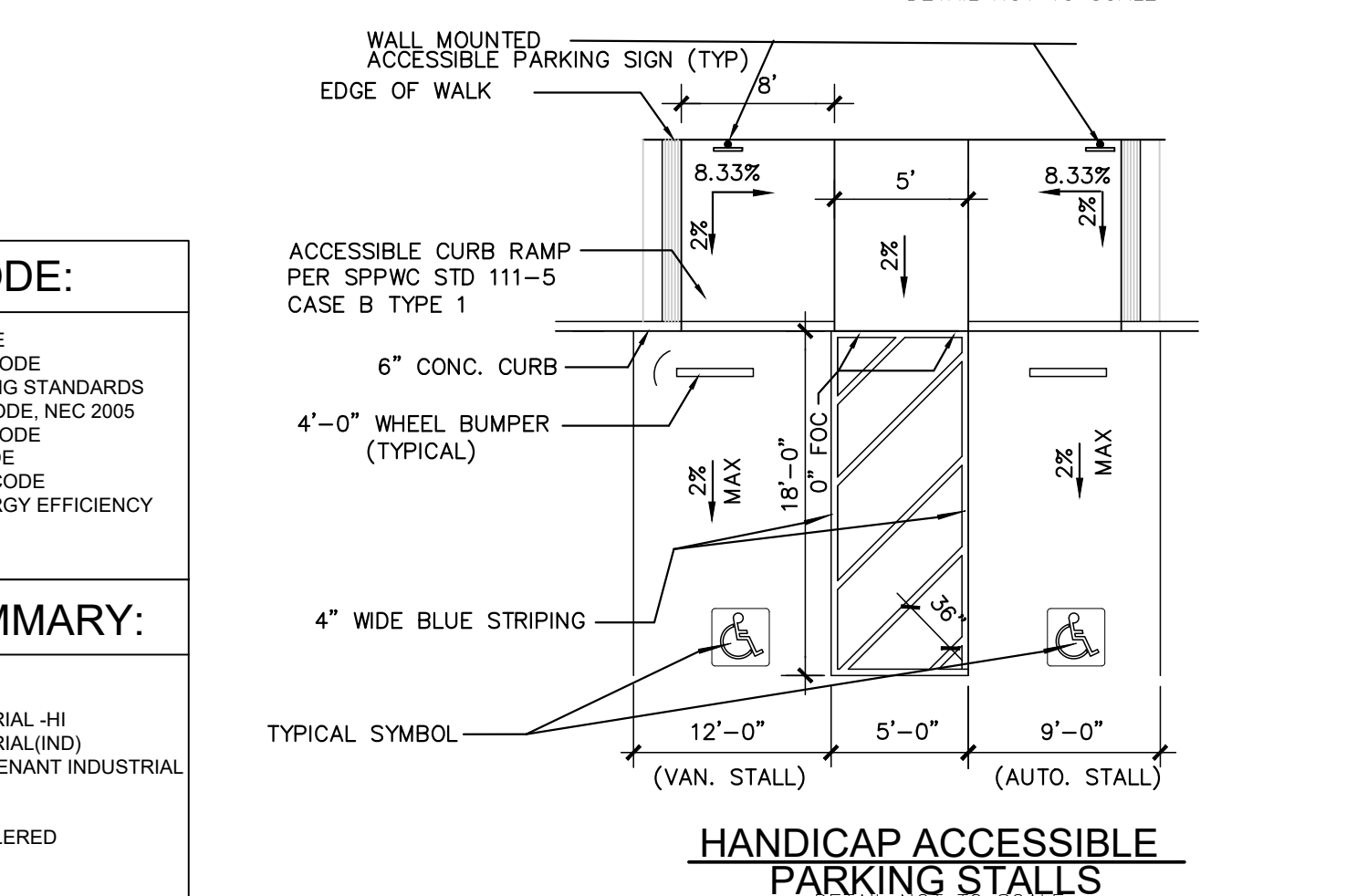
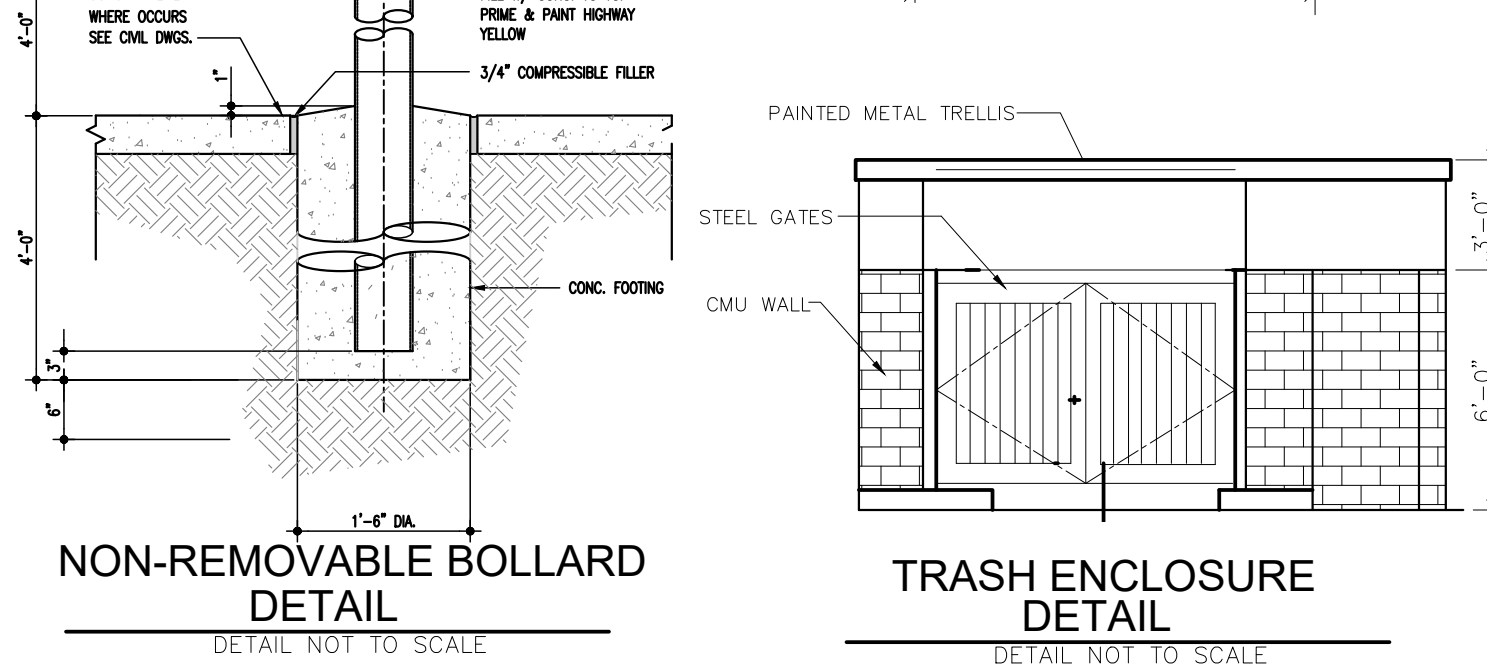
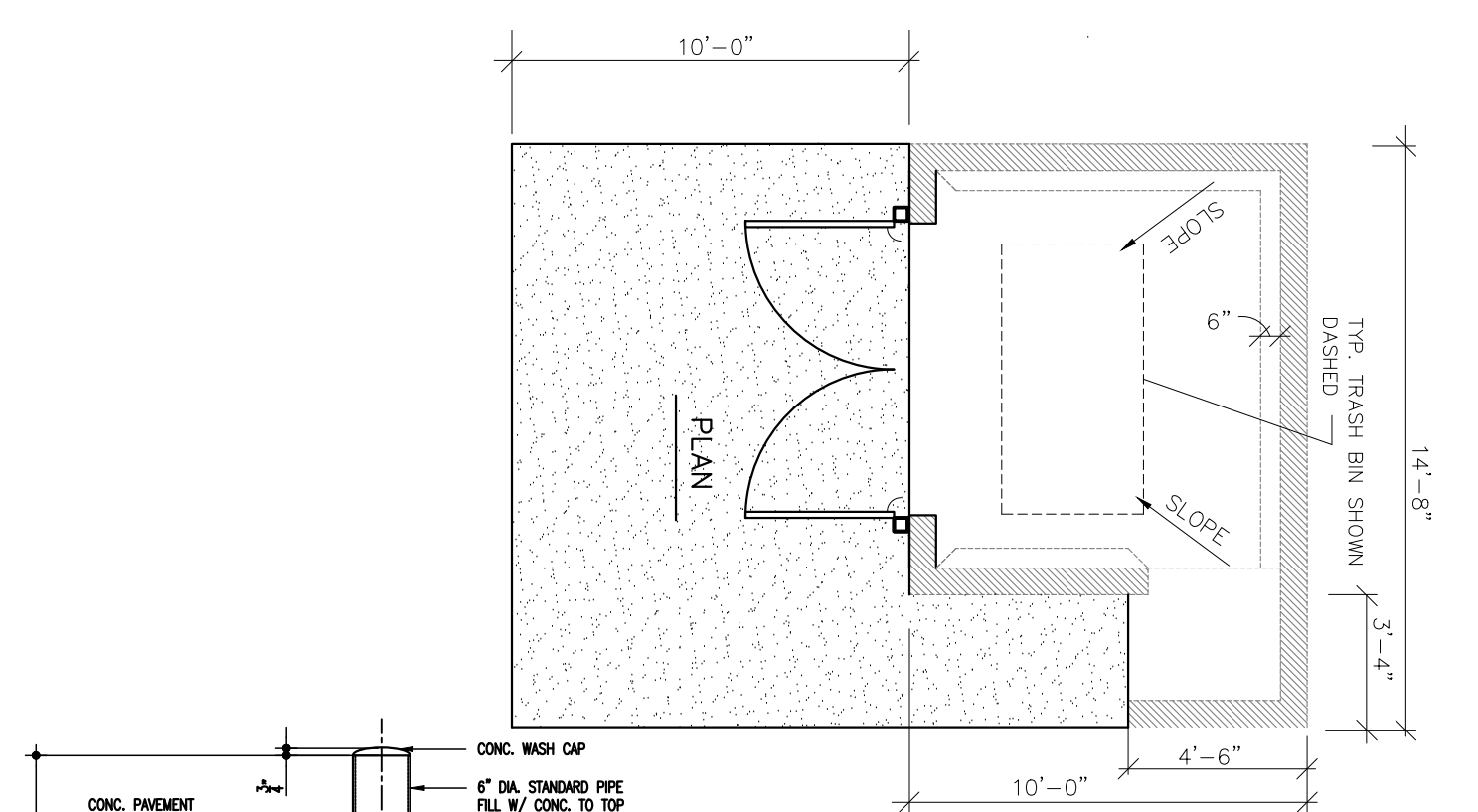
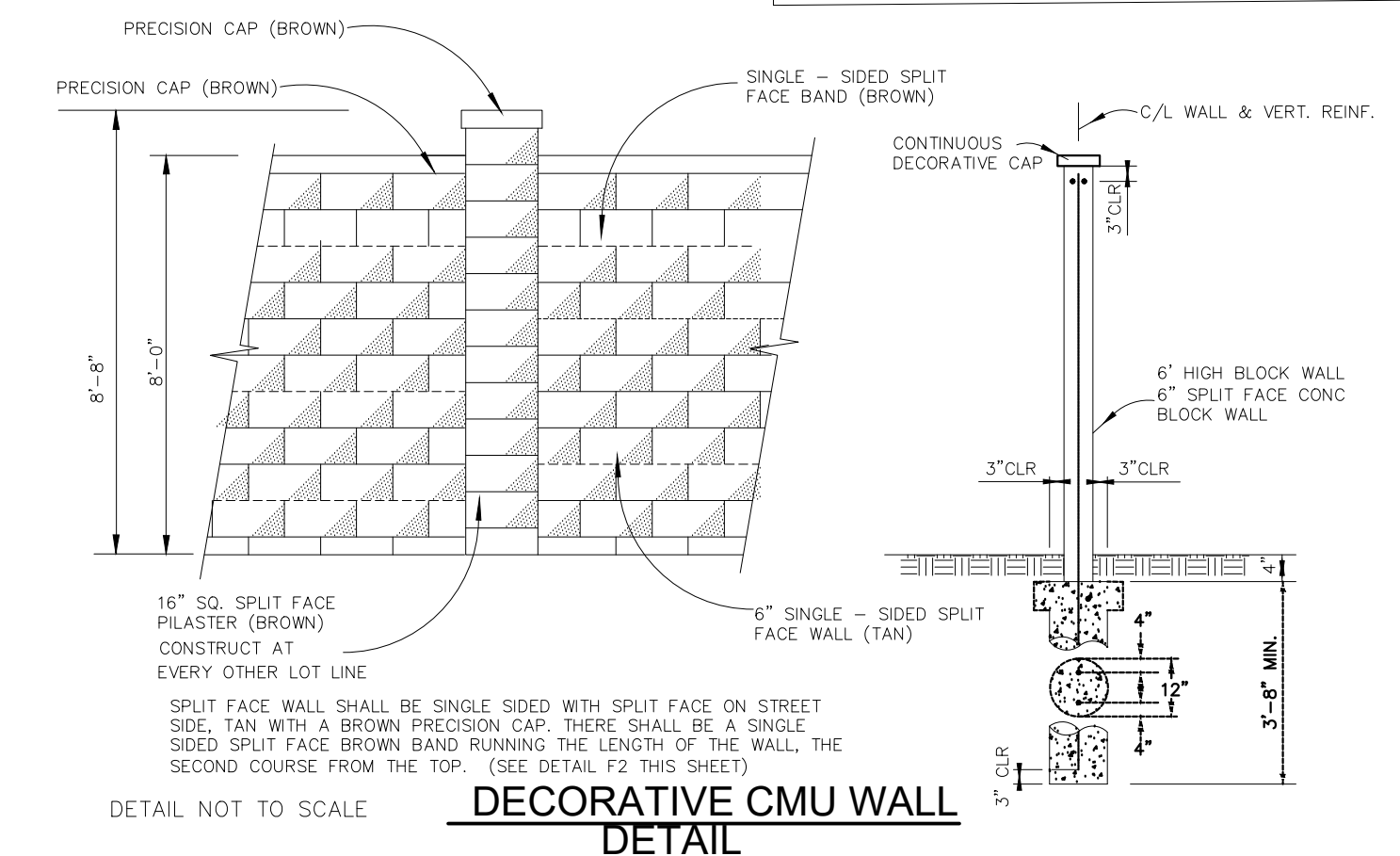
10TH ST. E.

E. RANCHO

VISTA BLVD

VICINITY MAP

NO SCALE



16	PROPOSED ADA PARKING PER DETAIL THIS SHEET	31	PROPOSED 1-INCH DOMESTIC WATER METER
17	PROPOSED ELECTRIC CAR CHARGING PARKING STALL	32	PROPOSED 1-INCH IRRIGATION METER
18	PROPOSED 2-Ft ROAD DEDICATION	33	PROPOSED PUBLIC FIRE HYDRANT
19	PROPOSED MONUMENT SIGN LOCATION	34	PROPOSED 6-FT DECORATIVE CMU WALL
20	PROPOSED TRANSFORMER	35	PROPOSED TRASH ENCLOSURE
21	PROPOSED POWER POLE TO BE REMOVED AND PLACED UNDERGROUND	36	PROPOSED 3 FOOT HIGH CONCRETE BLOCK WALL OR LANDSCAPE HEDGE
22	(S) BICYCLE RACK LOCATION	37	PROPOSED 6-INCH PRIVATE SEWER LINE
23	PROPOSED 8" CLAY PIPE SEWER LINE	38	PROPOSED 4-INCH PVC SEWER CLEANOUT
24	PROPOSED PRIVATE PCC DRIVEWAY AND FIRE ACCESS LANE	39	PROPOSED 11 BY 30-FT LOADING ZONES
25	PROPOSED LANDSCAPING AREAS SEE LANDSCAPING PLAN ATTACHED.	40	PROPOSED COMMON AREA SHADE STRUCTURE
26	PROPOSED 4"FT DIAMETER SEWER MANHOLE	41	PROPOSED ADA COMPLIANT PENCIL BENCH
27	PROPOSED EXTERIOR WALL MOUNTED LIGHTING	42	PROPOSED ROLLED 6-INCH CURB
28	PROPOSED ILLUMINATED ADDRESS SIGN	43	PROPOSED CONNECTION TO TRUNK SEWER LINE
29	PROPOSED PUBLIC WATER MAIN (LAC CSA 70)	44	PROPOSED PARKWAY DRAIN PER SPPWC STD 151
30	PROPOSED 6 TO 8-INCH RPDAD AND FDC	45	PROPOSED BOLLARDS PER DETAIL HEREDON

PARCEL 3, IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON A RECORD OF SURVEYS MAP FILED IN BOOK 65 PAGE 19 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

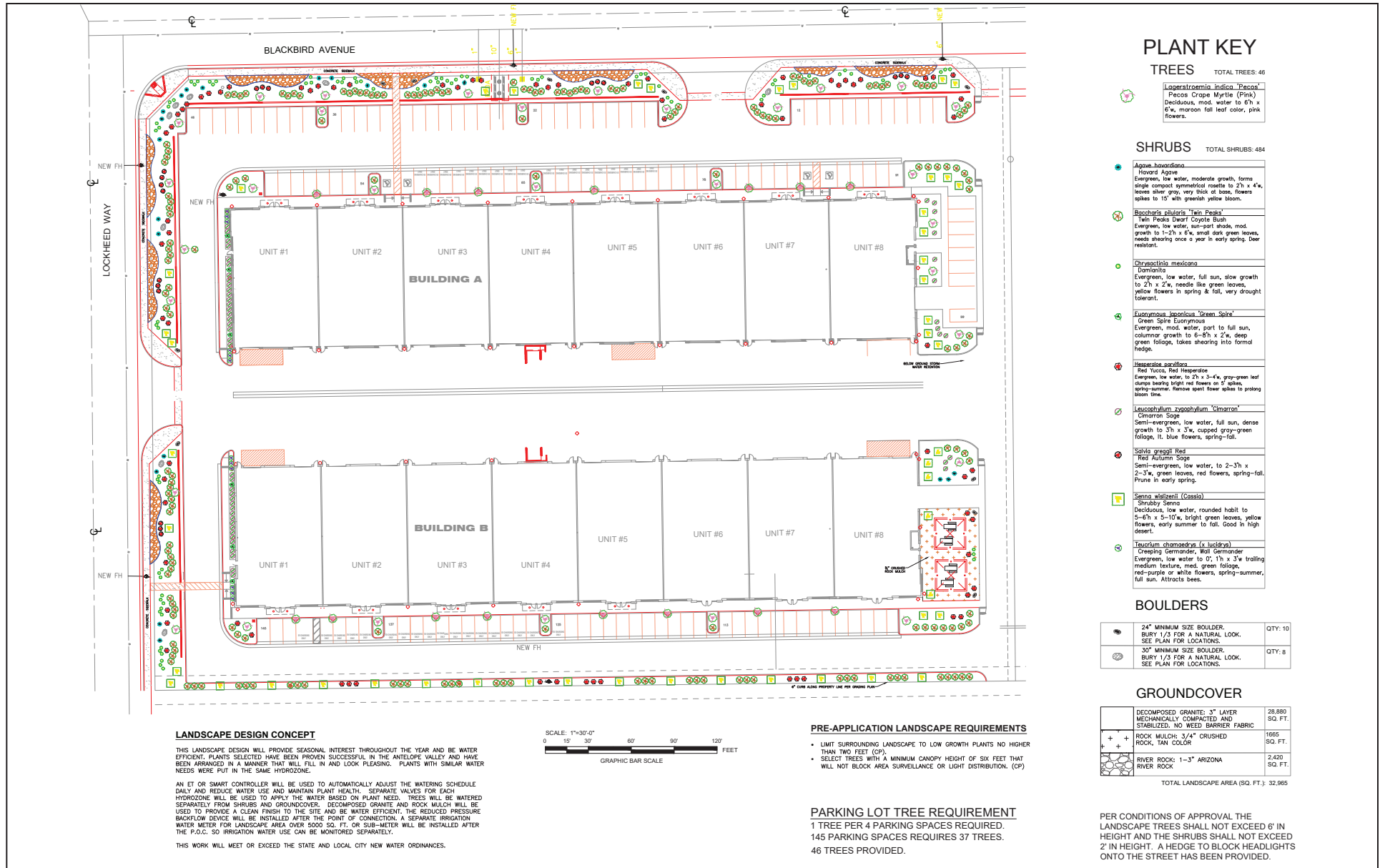
PARKING SUMMARY			
REQUIRED PARKING PER G.F.A.:			
AREA	RATIO	S.F.	# SPACES
WAREHOUSE INCLUDING UP TO 20% OFFICE	0.5:1000	94,560	48
MEZZANINE STORAGE	0.5:1000	23,640	12
TOTAL REQUIRED PARKING SPACES		118,200	60 SPACES
PROVIDE PARKING:			
STANDARD 9'X18' PARKING SPACES		= 110 SPACES	
COMPACT 8.5'X15' PARKING SPACES		= 0 SPACES	
CAR EV PARKING SPACES		= 19 SPACES	
CAR EVSE PARKING SPACES		= 6 SPACES	
ADA 9'X18' PARKING SPACES (INCLUDING 6 ADA EV SPACES)		= 11 SPACES	
TOTAL PROVIDED VEHICLE PARKING SPACES		= 146 SPACES	
TRUCK PARKING:			
LOADING 12'X50' SPACES		= 6 SPACES	
TOTAL PARKING		= 146 SPACES	

SITE AREA		
AREA		SQ. FOOTAGE
NET LAND AREA (6.01 ACRES)		261,901 S.F.
GROSS LAND AREA (6.07 ACRES)		264,342 S.F.
PROPOSED LAND AREA & COVERAGE		
AREA	SQ. FOOTAGE	% COVERAGE
BUILDING AREA GLA	94,560 S.F.	36.11%
COMMON AREA	800 SF	0.31%
CONCRETE HARDSCAPE	139,528 SF	53.28%
LANDSCAPED AREA	27,013 SF	10.31%
TOTAL NET LAND AREA COVERAGE	261,901 S.F.	100%

CODES: 2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
2022 CALIFORNIA ELECTRICAL CODE, NEC 2005
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA COUNTY FIRE CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY
STANDARDS (CBEES)

ZONING:	INDUSTRIAL -HI
LAND USE:	INDUSTRIAL(IND)
PROJECT TYPE:	MULTI-TENANT INDUSTRIAL
BUILDING TYPE	TYPE IIB
OCCUPANCY:	B, F1, S1
TYPE OF CONSTRUCTION:	SPRINKLERED

TO CONSTRUCT A 118,200 SQ.FT. INDUSTRIAL WAREHOUSE BUILDING W/ OFFICES (2 LEVELS) AND 146 PARKING SPACES

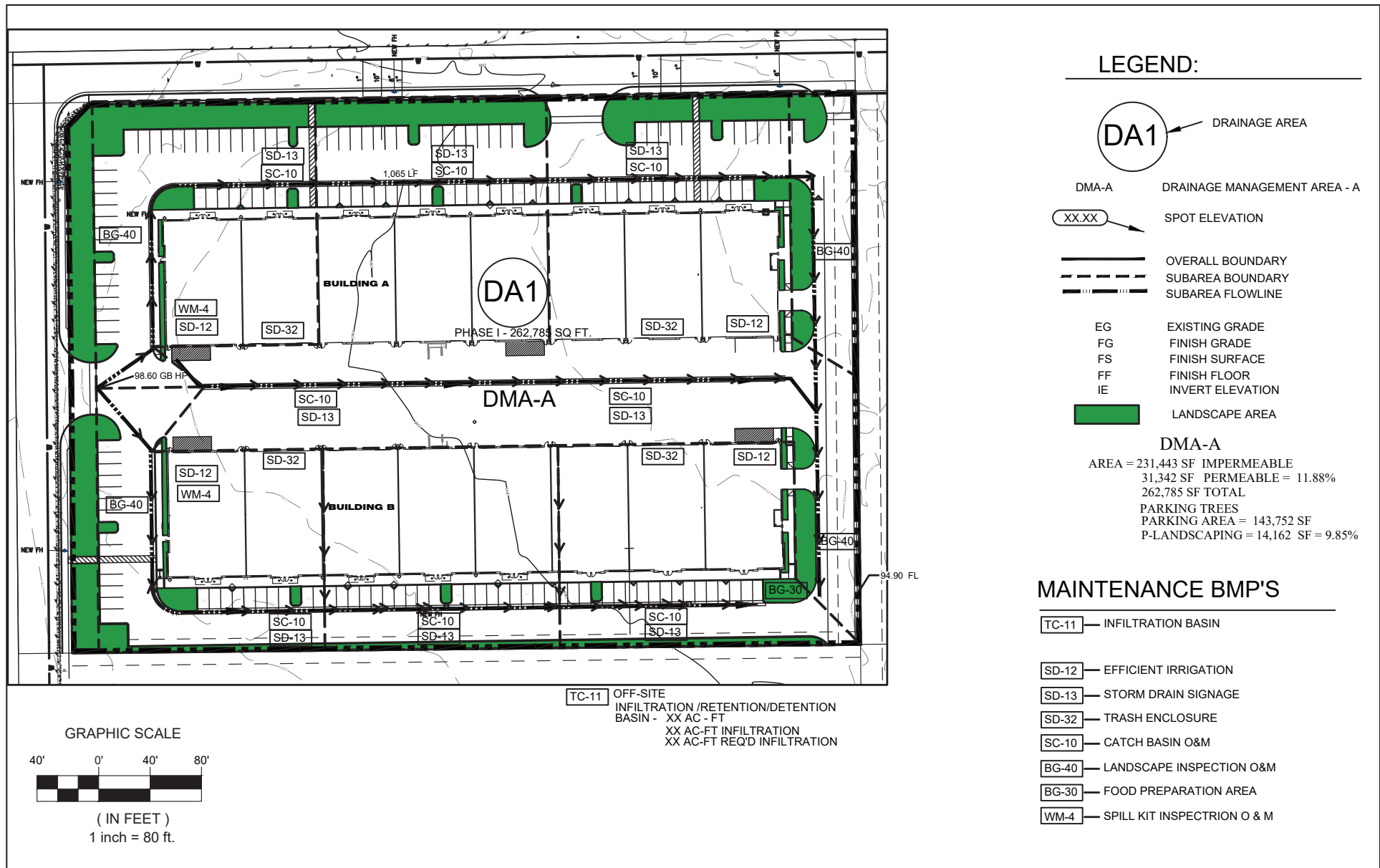


Source: Sue Mathis Landscape Design; June 21, 2023.



BBP INDUSTRIAL PROJECT Initial Study/Mitigated Negative Declaration Conceptual Landscape Plan

Figure 3-7

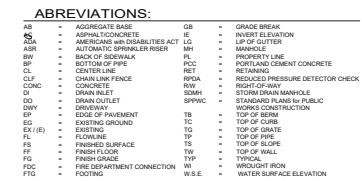


Source: Red Brick Solution; August 28, 2022.



PBP INDUSTRIAL PROJECT
 Initial Study/Mitigated Negative Declaration
Water Quality Management Plan

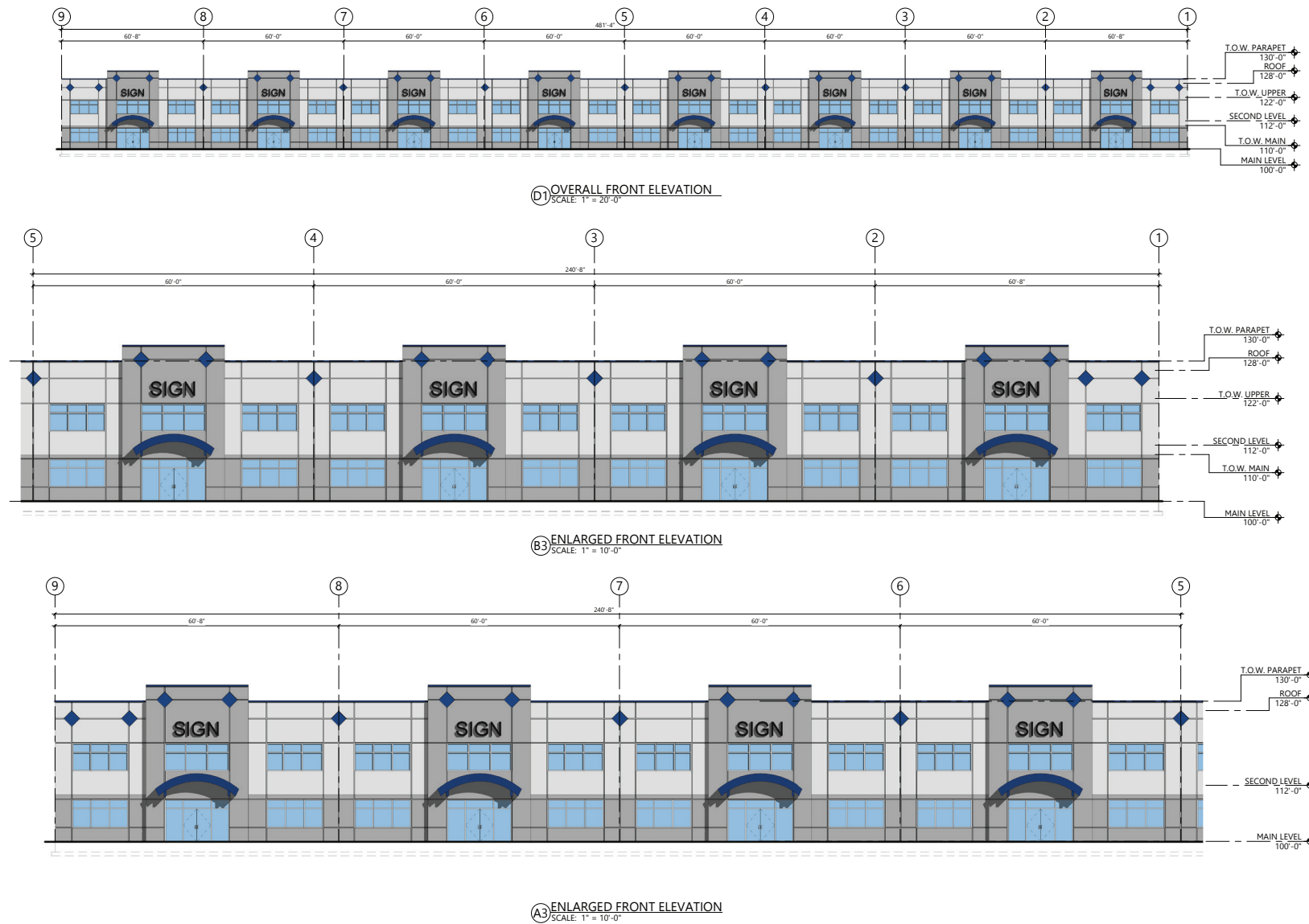
Figure 3-8



PBP INDUSTRIAL PROJECT
Initial Study/Mitigated Negative Declaration
Preliminary Grading Plan

Figure 3-9





Source: Cartwright; June 15, 2023.



PBP INDUSTRIAL PROJECT
Initial Study/Mitigated Negative Declaration
Building Elevations

Figure 4.1-1a

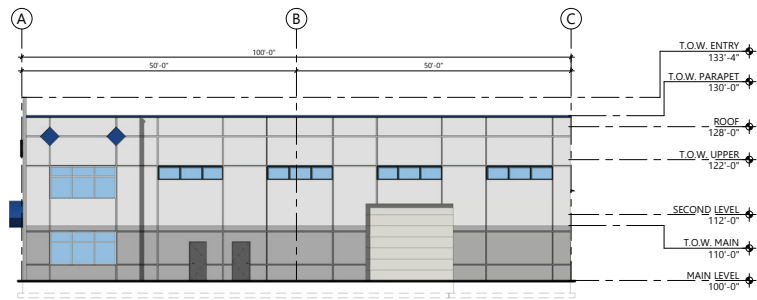


Source: Cartwright; June 15, 2023.

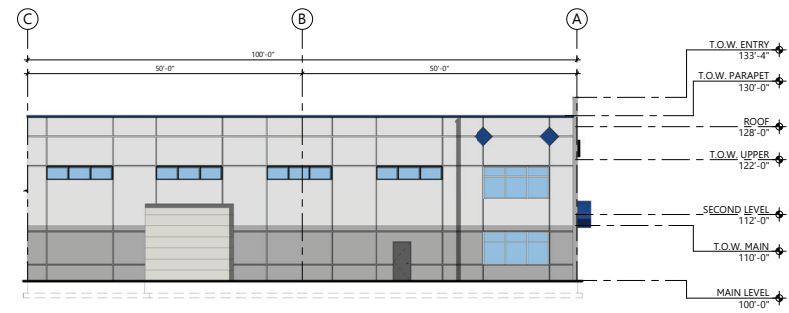


PBP INDUSTRIAL PROJECT
 Initial Study/Mitigated Negative Declaration
Building Elevations

Figure 4.1-1b



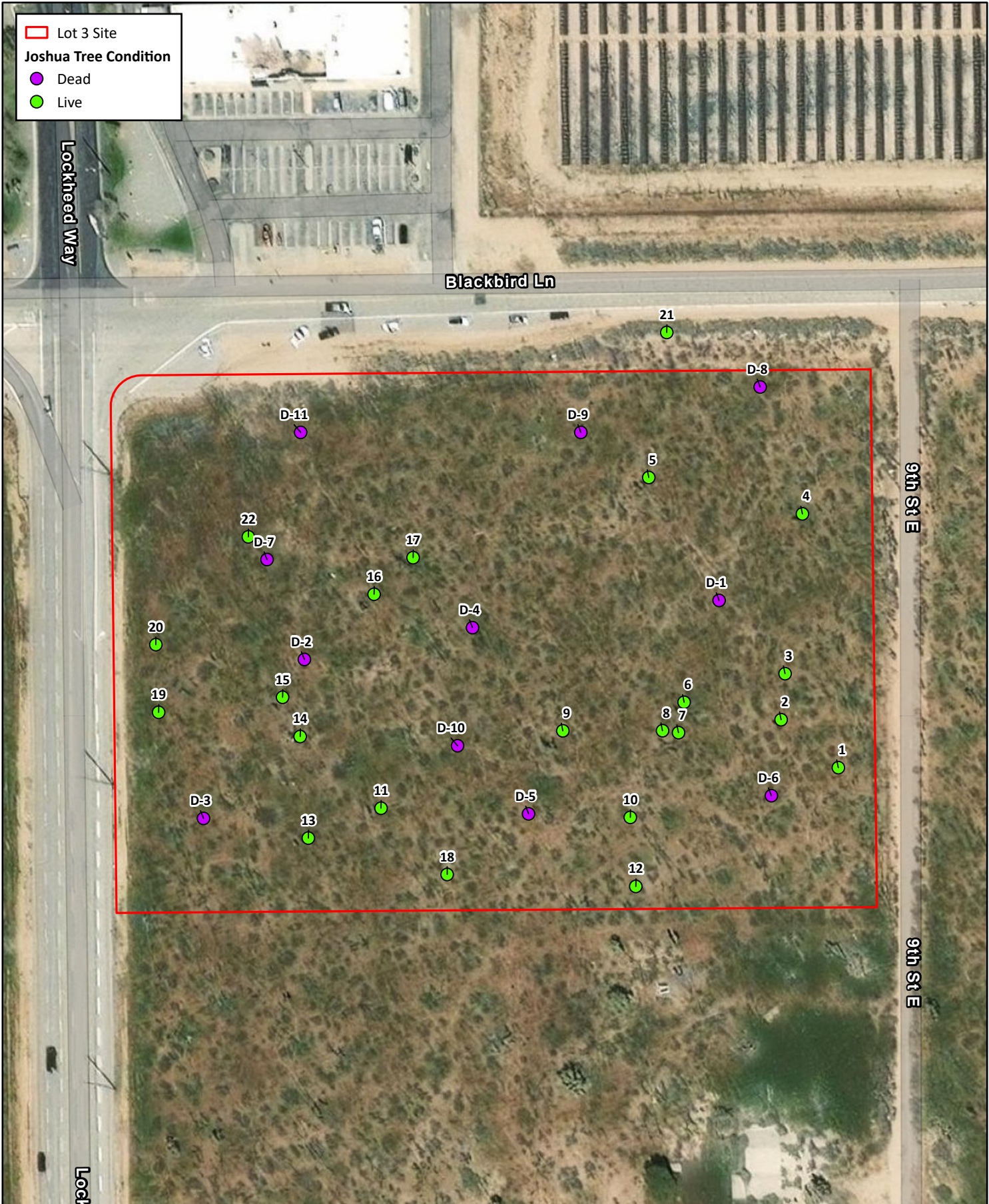
C5 SIDE ELEVATION (BLD-A-WEST/BLD-B-EAST)
SCALE: 1" = 10'-0"



C1 SIDE ELEVATION (BLD-A-WEST/BLD-B-EAST)
SCALE: 1" = 10'-0"

Source: Cartwright; June 15, 2023.





Lot 3 Site
Joshua Tree Condition
● Dead
● Live

	Tree ID	Tree Latitude	Tree Longitude	Size Class	Actual Height of Tree (meters) (Optional)	Live or Dead?	Mature Tree (branched)?	Flowering or Fruiting Stage? (flowers, fruits, or none)	Impact to Tree (removal, trim, relocation, other, or none)	Will project activities be within 15 meters of
1A	34.608213	-118.11447	B	1.8	Live	N	None	Relocation	Yes	
1B	34.608213	-118.11447	B	2.74	Dead	N	None	Removal	Yes	
1C	34.608213	-118.11447	B	3.35	Dead	N	None	Removal	Yes	
D-1	34.6086	-118.1148	B	1.83	Dead	N	None	Removal	Yes	
2A	34.608135	-118.114691	B	1.22	Live	N	None	Removal	Yes	
2B	34.608135	-118.114691	A	0.8	Live	N	None	Removal	Yes	
D-2	34.60847	-118.11591	B	2.44	Dead	N	None	Removal	Yes	
3A	34.608413	-118.114647	B	2.6	Live	N	None	Removal	Yes	
D-3	34.60812	-118.11618	B	1.83	Dead	N	None	Removal	Yes	
4A	34.608775	-118.114594	B	2.9	Live	Y	Flowers	Removal	Yes	
D-4	34.60854	-118.11546	B	2.44	Dead	N	None	Removal	Yes	
5A	34.608856	-118.115004	B	3.9	Live	Y	Flowers	Removal	Yes	
D-5	34.60813	-118.11531	B	2.13	Dead	N	None	Removal	Yes	
6A	34.608355	-118.114901	A	0.75	Live	N	None	Removal	Yes	
6B	34.608355	-118.114901	A	0.45	Live	N	None	Removal	Yes	
6C	34.608355	-118.114901	B	4	Live	Y	None	Removal	Yes	
6D	34.608355	-118.114901	B	1.2	Live	N	None	Removal	Yes	
6E	34.608355	-118.114901	A	0.95	Live	N	None	Removal	Yes	
6F	34.608355	-118.114901	A	0.15	Live	N	None	Removal	Yes	
6G	34.608355	-118.114901	A	0.15	Live	N	None	Removal	Yes	
D-6	34.60817	-118.11466	B	3.04	Dead	Y	None	Removal	Yes	
7A	34.608274	-118.114917	B	2.8	Live	Y	Flowers	Removal	Yes	
D-7	34.60869	-118.11601	B	3.04	Dead	N	None	Removal	Yes	
8A	34.608294	-118.114962	B	2.29	Live	N	None	Removal	Yes	
8B	34.608294	-118.114962	B	2.44	Live	N	None	Removal	Yes	
8C	34.608294	-118.114962	A	0.91	Live	N	None	Removal	Yes	
8D	34.608294	-118.114962	B	2.13	dead	N	None	Removal	Yes	

8E	34.608294	-118.114962	B	3.05	Live	N	None	Removal	Yes
8F	34.608294	-118.114962	B	1.22	Live	N	None	Removal	Yes
8G	34.608294	-118.114962	B	1.22	Live	N	None	Removal	Yes
D-8	34.60907	-118.11469	B	1.22	dead	N	None	Removal	Yes
9A	34.608294	-118.115244	B	4.4	Live	Y	Flowers	Removal	Yes
D-9	34.60897	-118.11517	B	1.07	dead	N	None	Removal	yes
10A	34.608104	-118.115027	A	0.9	Live	N	None	Relocation	Yes
D-10	34.60828	-118.1155	B	3.044	dead	N	None	Removal	Yes
11A	34.608131	-118.115695	B	2.62	Live	Y	None	Removal	Yes
11B	34.608131	-118.115695	B	4	Live	Y	Flowers	Removal	Yes
11C	34.608131	-118.115695	B	2.2	Live	N	None	Removal	Yes
11D	34.608131	-118.115695	A	0.6	Live	N	None	Removal	Yes
11E	34.608131	-118.115695	A	0.15	Live	N	None	Removal	Yes
D-11	34.60897	-118.11592	B	3.35	dead	N	None	Removal	Yes
12A	34.607942	-118.11504	B	4	Live	Y	Flowers	Removal	Yes
12B	34.607942	-118.11504	A	1	Live	N	None	Relocation	Yes
12C	34.607942	-118.11504	A	0.9	Live	N	None	Removal	Yes
12D	34.607942	-118.11504	A	0.45	Live	N	None	Removal	Yes
13A	34.608073	-118.115904	B	3.4	Live	Y	Flowers	Removal	Yes
13B	34.608073	-118.115904	B	1.3	Live	N	None	Removal	Yes
14A	34.608293	-118.115904	B	3.7	Live	Y	Flowers	Removal	Yes
15A	34.608371	-118.115953	B	3	Live	Y	Flowers	Relocation	Yes
16A	34.608584	-118.115724	B	3.7	Live	Y	Flowers	Removal	Yes
17A	34.608676	-118.11561	B	1.22	Live	N	None	Removal	Yes
17B	34.608676	-118.11561	B	1.07	Live	N	None	Removal	Yes
17C	34.608676	-118.11561	A	3.66	Live	Y	None	Removal	Yes
17D	34.608676	-118.11561	B	1.22	Live	N	None	Removal	Yes
17E	34.608676	-118.11561	B	1.68	Live	N	None	Removal	Yes
17F	34.608676	-118.11561	B	0.91	Live	N	None	Removal	Yes
17G	34.608676	-118.11561	B	1.68	Live	N	None	Removal	Yes
17H	34.608676	-118.11561	B	2.44	Live	N	None	Removal	Yes
17I	34.608676	-118.11561	B	1.52	Live	N	None	Removal	Yes
17J	34.608676	-118.11561	B	1.22	Live	N	None	Removal	Yes
17K	34.608676	-118.11561	B	1.83	Dead	N	None	Removal	Yes

17L	34.608676	-118.11561	A	0.91	Live	N	None	Removal	Yes
17M	34.608676	-118.11561	B	1.98	Live	N	None	Removal	Yes
17N	34.608676	-118.11561	B	1.22	Live	N	None	Removal	Yes
18A	34.607982	-118.115523	B	2.6	Live	N	None	Relocation	Yes
18B	34.607982	-118.115523	A	0.6	Live	N	None	Relocation	Yes
19A	34.60833	-118.116289	B	2.29	Live	N	None	Removal	Yes
19B	34.60833	-118.116289	B	2.45	Live	N	None	Removal	Yes
19C	34.60833	-118.116289	A	0.46	Live	N	None	Removal	Yes
19D	34.60833	-118.116289	A	0.7	Live	N	None	Removal	Yes
20A	34.608482	-118.116265	B	2	Live	Y	None	Removal	Yes
20B	34.608482	-118.116265	A	0.75	Live	N	None	Relocation	Yes
21A	34.60919	-118.11494	A	0.304	Live	N	None	Relocation	Yes
22A	34.60874	-118.11606	A	1.219	Live	N	None	Relocation	Yes
22B	34.60874	-118.11606	A	1.219	Live	N	None	Relocation	Yes
			53						

tree?	Relocation Site	Additional Notes
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable	Dead on the ground	
Not Applicable		
Not Applicable		
Not Applicable	Dead on the ground	
Not Applicable		
Not Applicable	Dead on the ground	
Not Applicable		
Not Applicable	Dead on the ground	
Not Applicable		
Not Applicable	Dead on the ground	
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable	Dead on the ground	
Not Applicable		
Not Applicable	Dead on the ground	
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable		
Not Applicable		

[illegible]

Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	
Not Applicable	



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region 5
3883 Ruffin Road
San Diego, CA 92123
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



Western Joshua Tree Conservation Act Incidental Take Permit Mitigation Fee Invoice Effective July 10, 2023

Invoice Date: 12/06/2024 (Due December 15, 2024*)

Permit Number: 1927-ITP-2024-060 -05

Project Name: PBP Industrial Project Site Plan Review 20-011

Project Type: (e.g., Renewable Energy, Utility, Commercial, Public Works, Transportation,
Multi-Family Residence, Single Family Residence, Accessory Structure, Other)
Commerical

Applicant Name: Robert Sarkissian

Applicant Phone Number: (818) 212-9346

Business Name (if applicable): Patriot Construction and Development Inc.

Primary County: Los Angeles

Reduced Fee Area Defined: The reduced fees apply to any project in the area bounded by the intersection of Highway 99 and Highway 58, then following east along Highway 58 to the intersection with Interstate 15, then north along Interstate 15 to the intersection of Highway 247, then south along Highway 247 to the intersection of Highway 18, then west along Highway 18 to the intersection of Highway 138, then west and north along Highway 138 to the intersection of Interstate 5, then north along Interstate 5 to the intersection of Highway 99, then north along Highway 99 to Highway 58.

Standard Fee Area Defined: The standard fees apply to any project not in the Reduced Fee Area and those within two miles of Joshua Tree National Park or any unit of the state park system regardless of whether they are in the Reduced Fee Area or the Standard Fee Area.

Fees by Area and Total Fees: Both live and dead Western Joshua Trees must be censused and require mitigation fees.

***Payment must be received at CDFW by December 15th** following the Invoice Date or the applicant will be subject to the fee increase effective January 1st and a new invoice will be generated.

1927-ITP-20 24 -060 -05

Project Name: PBP Industrial Project Site Plan Review 20-011

Invoice Date: 12/06/2024

Page 2 of 3

Fee Area	Size Class (in height)	Fee (per tree)	Number of Trees*	Total Fees
Reduced	5 meters or greater	\$ 1,000.00	0	\$0.00
Reduced	1 meter to less than 5 meters	\$ 200.00	53	\$10,600.00
Reduced	Less than 1 meter	\$ 150.00	22	\$3,300.00
Reduced Area Subtotal				\$13,900.00
Standard	5 meters or greater	\$ 2,500.00	0	\$0.00
Standard	1 meter to less than 5 meters	\$ 500.00	0	\$0.00
Standard	Less than 1 meter	\$ 340.00	0	\$0.00
Standard Area Subtotal				\$0.00
Grand Total**				\$13,900.00

**Each western Joshua tree stem or trunk arising from the ground is considered an individual tree requiring mitigation, regardless of its proximity to any other western Joshua tree stem or trunk.

Send total fees to CDFW by check or money order made payable to:

California Department of Fish and Wildlife

Please write the permit number on the check/money order.

Mail check/money order **with a copy of this invoice** to:

California Department of Fish and Wildlife
Attn: Western Joshua Tree Fund
South Coast Region 5
3883 Ruffin Road
San Diego, CA 92123

If you have any questions, please contact Cooper Wall
at Cooper.Wall@wildlife.ca.gov

or (562) 619-0433

1927-ITP-20 24 -060 -05

Project Name: PBP Industrial Project Site Plan Review 20-011

Invoice Date: 12/06/2024

Page 3 of 3

FOR CDFW ADMIN USE ONLY

Check Number	1815	Check Amount	\$13,900 ⁰⁰
Date Check Received	7/16/2025	Date Receipt Issued	7/31/2025
Comments	Check 1789 - \$246.00 - 0 Trees - 2nd payment to cover Balance		
Signature	Cody Haily		

STATE OF CALIFORNIA
REPORT OF DEPOSIT
FISCAL Remote

2379503653

BOFA REMOTE, 02
BANK OF AMERICA, N.A., 02
GOVERNMENT SERVICES #1436
2000 CLAYTON RD BUILDING
D.5TH FLOOR

CONCORD CA 95520-2425

FOR CREDIT TO THE STATE TREASURER'S
BANK ACCOUNT

AGENCY NAME
Department of Fish & Wildlife

FOR AGENCY USE
Lincese & CESA ITP
Sales 07/22/2025
ALDS Sale for Joshua Tree Fund

LOCATION CODE
502

ACCOUNT NUMBER
379

Remote

IF NO BANK STAMP CHECK ONE

☐ COURIER ☐ NIGHT DEPOSIT ☐ MAIL

☒ ELECTRONIC ☐ OTHERS

DATE DEPOSITED

07/24/2025

SIGNATURE

Lindsey Malinowski

ADJ., WIRES,
MISC.

\$ 0.00

CHECKS

ITEM
COUNT

2

\$ 13,910.00

TOTAL
DEPOSIT

\$ 13,910.00

FOR BANK USE ONLY

BANK TELLER'S STAMP

BANK SIGNATURE

BANK DATE

Do not write below this line.

⑈ 2379503653 ⑈ ⑆ 540930216 ⑆ 0148280005 ⑈

25

WJT

STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE
WJT MITIGATION FEE RECEIPT
Payment Receipt Only. Not a License.



D-0044785609-3

Doc No: D-0044785609-3
Trans: 000000034132272
222922725

Outlet No: 310008-001
7/22/2025 3:28:28 PM

Item

Fee*

WJT Mit Reduced Fee Area (1-5M) \$10,785.50
(Qty: 53)

Applicant Name: SARKISSIAN
Business Name: PATRIOT CONSTRUCTION AND
DEVELOPMENT INC.
CountyName: LOS ANGELES
Permit Number: 1927-ITP-2024-060-05
Project Name: PBP INDUSTRIAL PROJECT SITE
PLAN REVIEW 20-011
Project Type: Commercial

WJT Mit Reduced Fee Area (1-) (Qty: 22) \$3,360.50

Applicant Name: SARKISSIAN
Business Name: PATRIOT CONSTRUCTION AND
DEVELOPMENT INC.
CountyName: LOS ANGELES
Permit Number: 1927-ITP-2024-060-05
Project Name: PBP INDUSTRIAL PROJECT SITE
PLAN REVIEW 20-011
Project Type: Commercial

CESA Overage/Shortage (\$246.00)

CESAITPTrackingID: 1927-ITP-2024-060-05
Customer: ROBERT SARKISSIAN

Total: \$13,900.00

*Includes any applicable application fees, agent handling fees
and license buyer surcharge.

----- End of Document D-0044785609-3 -----

STATE OF CALIFORNIA
DEPARTMENT OF FISH AND WILDLIFE
7/22/2025 3:26 PM
CDFW San Diego Office - Region 5
Outlet No: 310008-001
Clerk: MARAUZA2
Purchase Receipt
Trans #34132272

Item Name		Amount
WJT Mit Reduced Fee Area (1-)	Qty: 22	3,360.50
WJT Mit Reduced Fee Area (1-5M)	Qty: 53	10,785.50
CESA Overage/Shortage		(246.00)
Customer Total:		\$13,900.00
CDFW Item Fees SubTotal:		\$13,900.00
Transaction Total:		\$13,900.00
CHECK	1815	\$13,900.00
Tender Amount:		\$13,900.00
CHANGE: (\$0.00)		
Total Amount:		\$13,900.00



State of California – Department of Fish and Wildlife

LICENSE SALES CASH TRANSFER RECEIPT

FG 1590 (Rev. 7/17)

DEPOSIT DATE: 07/30/2025

TRANSFERRED FROM: *Cindy Hailey*
CLERK'S SIGNATURE

TRANSFERRED TO: _____
RECEIVER OF CLERKS COLLECTIONS SIGNATURE

CLERK NAME: Cindy Hailey

COMMENTS: Permit #: 1927-ITP-2024-060-05 - "WJTCF3430" - 0 Trees - 2nd payment to cover balance
Check # 1789 - PBP Industrial Project Site Plan Review 20-011

TYPE	QUANTITY	AMOUNT
\$1		\$ 0.00
\$2		\$ 0.00
\$5		\$ 0.00
\$10		\$ 0.00
\$20		\$ 0.00
\$50		\$ 0.00
\$100		\$ 0.00
TOTAL CURRENCY		\$ 0.00
TOTAL COINS		\$ 0.00
.01 x _____ .05 x _____ .10 x _____		
.25 x _____ Other _____		
CHECKS/MO (ITEM COUNT) <u>1</u>		\$ 246.00
TOTAL		\$ 246.00

STATE OF CALIFORNIA
REPORT OF DEPOSIT
 FISCAL Remote

2379503659.

BOFA REMOTE, 02
 BANK OF AMERICA, N.A., 02
 GOVERNMENT SERVICES #1436
 2000 CLAYTON RD BUILDING
 D, 5TH FLOOR

CONCORD CA 95520-2425

FOR CREDIT TO THE STATE TREASURER'S
 BANK ACCOUNT

AGENCY NAME
 Department of Fish & Wildlife

FOR AGENCY USE
 CESA ITP - ALDS Sale for Joshua Tree
 Fund 3430
 07/31/2025

LOCATION CODE
 502

ACCOUNT NUMBER
 379

Remote

IF NO BANK STAMP, CHECK ONE

☐ COURIER ☐ NIGHT DEPOSIT ☐ MAIL
☒ ELECTRONIC ☐ OTHERS

DATE DEPOSITED

08/01/2025

SIGNATURE

Lindsey Malinowski

ADJ., WIRES,
 MISC.

\$ 0.00

CHECKS

ITEM
 COUNT

1

\$ 246.00

**TOTAL
 DEPOSIT**

\$ 246.00

FOR BANK USE ONLY

BANK TELLER'S STAMP

BANK SIGNATURE

BANK DATE

Do not write below this line.

⑈ 2379503659⑈ ⑆540930216⑆ 0148280005⑈

25

WJT

STATE OF CALIFORNIA
 DEPARTMENT OF FISH AND WILDLIFE
WJT MITIGATION FEE RECEIPT
 Payment Receipt Only. Not a License.



D-0044867149-3

Doc No: D-0044867149-3
 Trans: 00000034201180
 313811805

Outlet No: 310008-001
 7/31/2025 9:04:10 AM

Item	Fee*
WJT Mit Reduced Fee Area (1-5M) (Qty: 53)	\$10,785.50

Applicant Name: SARKISSIAN
 Business Name: PATRIOT CONSTRUCTION AND
 DEVELOPMENT INC
 CountyName: LOS ANGELES
 Permit Number: 1927-ITP-2014-060-05
 Project Name: PBP INDUSTRIAL PROJECT SITE
 PLAN REVIEW 20-011
 Project Type: Commercial

WJT Mit Reduced Fee Area (1-) (Qty: 22) **\$3,360.50**

Applicant Name: SARKISSIAN
 Business Name: PATRIOT CONSTRUCTION AND
 DEVELOPMENT INC
 CountyName: LOS ANGELES
 Permit Number: 1927-ITP-2024-060-05
 Project Name: PBP INDUSTRIAL PROJECT SITE
 PLAN REVIEW 20-011
 Project Type: Commercial

Total: \$14,146.00

*Includes any applicable application fees, agent handling fees
 and license buyer surcharge.

----- End of Document D-0044867149-3 -----

STATE OF CALIFORNIA
 DEPARTMENT OF FISH AND WILDLIFE
 7/31/2025 9:04 AM
 CDFW San Diego Office - Region 5
 Outlet No: 310008-001
 Clerk: MARAUZA2
Purchase Receipt
 Trans #34201180

NO CUSTOMER SALE VOIDS
 GO ID: 1002233663

Item Name	Amount
WJT Mit Reduced Fee Area (1-5M) Qty: 53	(10,785.50)
[Void]	
WJT Mit Reduced Fee Area (1-) [Void] Qty: 22	(3,360.50)
CESA Overage/Shortage [Void]	246.00
Customer Total: (\$13,900.00)	

Item Name	Amount
WJT Mit Reduced Fee Area (1-5M) Qty: 53	10,785.50
WJT Mit Reduced Fee Area (1-) Qty: 22	3,360.50
Customer Total: \$14,146.00	
CDFW Item Fees SubTotal:	\$246.00
Transaction Total:	\$246.00

CHECK 1789 \$246.00
 Tender Amount: \$246.00
 CHANGE: (\$0.00)
 Total Amount: \$246.00

ORIG: TO LOCAL BANK



State of California - Department of Fish and Wildlife

LICENSE SALES CASH TRANSFER RECEIPT

FG 1590 (Rev. 7/17)

DEPOSIT DATE: 07/22/2025

TRANSFERRED FROM: *Cindy Hailey*
CLERK'S SIGNATURE

TRANSFERRED TO: *Miriam Arango*
RECEIVER OF CLERK'S COLLECTIONS SIGNATURE

CLERK NAME: Cindy Hailey

COMMENTS: Permit Number: 1927-ITP-2024-060-05 - "WJTcf3430"

Check # 1815 Project Name: PBP Industrial Project Site Plan Review 20-011

TYPE	QUANTITY	AMOUNT
\$1		\$ 0.00
\$2		\$ 0.00
\$5		\$ 0.00
\$10		\$ 0.00
\$20		\$ 0.00
\$50		\$ 0.00
\$100		\$ 0.00
TOTAL CURRENCY		\$ 0.00
TOTAL COINS		\$ 0.00
.01 x _____ .05 x _____ .10 x _____		
.25 x _____ Other _____		
CHECKS/MO (ITEM COUNT) <u>1</u>		\$ 13,900.00
TOTAL		\$ 13,900.00



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region 5
3883 Ruffin Road
San Diego, CA 92123
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



Western Joshua Tree Conservation Act Incidental Take Permit Mitigation Fee Invoice Effective January 1, 2025

Invoice Date: 01/23/2025 (Due December 20, 2025*)

Permit Number: 1927-ITP-2024-060 -05

Project Name: PBP Industrial Project Site Plan Review 20-011

Project Type: (e.g., Renewable Energy, Utility, Commercial, Public Works, Transportation,
Multi-Family Residence, Single Family Residence, Accessory Structure, Other)
Commercial

Applicant Name: Robert Sarkissian

Applicant Phone Number: (818) 212-9346

Business Name (if applicable): Patriot Construction and Development Inc.

Primary County: Los Angeles

Reduced Fee Area Defined: The reduced fees apply to any project in the area bounded by the intersection of Highway 99 and Highway 58, then following east along Highway 58 to the intersection with Interstate 15, then north along Interstate 15 to the intersection of Highway 247, then south along Highway 247 to the intersection of Highway 18, then west along Highway 18 to the intersection of Highway 138, then west and north along Highway 138 to the intersection of Interstate 5, then north along Interstate 5 to the intersection of Highway 99, then north along Highway 99 to Highway 58.

Standard Fee Area Defined: The standard fees apply to any project not in the Reduced Fee Area and those within two miles of Joshua Tree National Park or any unit of the state park system regardless of whether they are in the Reduced Fee Area or the Standard Fee Area.

Fees by Area and Total Fees: Both live and dead Western Joshua Trees must be censused and require mitigation fees.

***Payment must be received at CDFW by December 20th** following the Invoice Date or the applicant will be subject to the fee increase effective January 1st and a new invoice will be generated.

Fee Area	Size Class (in height)	Fee (per tree)	Number of Trees*	Total Fees
Reduced	5 meters or greater	\$ 1,017.75	0	\$0.00
Reduced	1 meter to less than 5 meters	\$ 203.50	53	\$10,785.50
Reduced	Less than 1 meter	\$ 152.75	22	\$3,360.50
Reduced Area Subtotal				\$14,146.00
Standard	5 meters or greater	\$ 2,544.75	0	\$0.00
Standard	1 meter to less than 5 meters	\$ 509.00	0	\$0.00
Standard	Less than 1 meter	\$ 346.00	0	\$0.00
Standard Area Subtotal				\$0.00
Grand Total**				\$14,146.00

**Each western Joshua tree stem or trunk arising from the ground is considered an individual tree requiring mitigation, regardless of its proximity to any other western Joshua tree stem or trunk.

Send total fees to CDFW by check or money order made payable to:
California **Department of Fish and Wildlife**

Please write the permit number on the check/money order.

Mail check/money order **with a copy of this invoice** to:

California Department of Fish and Wildlife
Attn: Western Joshua Tree Fund
South Coast Region 5
3883 Ruffin Road
San Diego, CA 92123

If you have any questions, please contact Cooper Wall
at Cooper.Wall@wildlife.ca.gov or (562) 619-0433 .

1927-ITP-20 24 -060 -05

Project Name: PBP Industrial Project Site Plan Review 20-011

Invoice Date: 01/23/2025

Page 3 of 3

FOR CDFW ADMIN USE ONLY

Check Number		Check Amount	
Date Check Received		Date Receipt Issued	
Comments			
Signature			

**CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
WESTERN JOSHUA TREE CONSERVATION ACT
INCIDENTAL TAKE PERMIT
NO. 1927-ITP-2024-060-05**

**Patriot Construction and Development Inc.
PBP Industrial Project Site Plan Review 20-011**

CEQA FINDINGS

INTRODUCTION:

The California Department of Fish and Wildlife (CDFW) has prepared these findings to document its compliance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 *et seq.*). CDFW is a responsible agency under CEQA with respect to the PBP Industrial Project Site Plan Review 20-011 (Project) because of its permitting authority under the Western Joshua Tree Conservation Act (WJTCA) (Fish and G. Code § 1927 *et seq.*) and the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 *et seq.*). (See generally Pub. Resources Code, §§ 21002.1, subd. (d), 21069; CEQA Guidelines, § 15381.)¹ CDFW makes these findings under CEQA as part of its discretionary decision to authorize Patriot Construction and Development Inc. (Permittee) to incidentally take western Joshua tree (*Yucca brevifolia*, WJT) during implementation of the Project. (See generally Fish & G. Code, § 1927.3.) The WJT is protected by the WJTCA and CESA.

CDFW is a responsible agency under CEQA with respect to the Project because of prior environmental review and approval of the Project by the lead agency, the City of Palmdale (City of Palmdale). (See generally Pub. Resources Code, § 21067; CEQA Guidelines, § 15367.) The City of Palmdale analyzed the environmental impacts associated with implementation of the Project in a Mitigated Negative Declaration, PBP Industrial Project Site Plan Review 20-011 Initial Study/Mitigated Negative Declaration (SCH No. 2024020836) and approved the Project on July 11, 2024. In so doing, the City of Palmdale imposed mitigation measures for impacts to the WJT as conditions of Project approval and concluded that Project-related impacts to the WJT could be substantially lessened with implementation of mitigation and avoidance measures, such that the impacts would be less than significant.

As approved by the City of Palmdale, the Project involves the construction of two industrial buildings divided into 16 individual units on approximately 6 acres. The Project will include storm drains, a driveway, project frontage improvements, landscaping, and water and sewer utilities. The Project will be developed in one phase. The Project site supports 75 individuals of the WJT. Development of the Project site will result in the take of 75 individuals of WJT as defined by Fish and Game Code (Fish & G. Code, § 86). Take of

¹ The “CEQA Guidelines” are found in Title 14 of the California Code of Regulations, commencing with Section 15000.

WJT falls within CDFW's permitting jurisdiction under the WJTCA and CESA. (*Id.*, §§ 1927.3, 2080, 2081, subd. (b).)

As a responsible agency, CDFW's CEQA obligations are more limited than those of the lead agency, in that CDFW is responsible for considering only the effects of those activities involved in the Project which it is required by law to carry out or approve. Thus, while CDFW must consider the environmental effects of the Project as set forth in the City of Palmdale's prior analysis, CDFW has responsibility to mitigate or avoid only the direct or indirect environmental effects of those parts of the Project which it decides to carry out, finance, or approve. (Pub. Resources Code, § 21002.1, subd. (d); CEQA Guidelines, §§ 15041, subd. (b), 15096, subds. (f)-(g).) Accordingly, because CDFW's exercise of discretion is limited to issuance of a WJTCA Incidental Take Permit (ITP) for the Project, CDFW is responsible for considering only the environmental effects that fall within its permitting authority under the WJTCA and CESA. (See generally *San Diego Navy Broadway Complex Coalition v. City of San Diego* (2010) 185 Cal.App.4th 924, 935-941.) Indeed, with respect to all other effects associated with implementation of the Project, CDFW is bound by the legal presumption that the Mitigated Negative Declaration fully complies with CEQA. (Pub. Resources Code, § 21167.3; *City of Redding v. Shasta County Local Agency Formation Commission* (1989) 209 Cal.App.3d 1169, 1178-1181; see also CEQA Guidelines, § 15096, subd. (e); Pub. Resources Code, § 21167.2; *Laurel Heights Improvement Association v. Regents of the University of California* (1993) 6 Cal.4th 1112, 1130.)

FINDINGS:

CDFW has considered the Mitigated Negative Declaration adopted by the City of Palmdale as the lead agency for the Project.

CDFW finds that the mitigation measures imposed as conditions of Project approval by the City of Palmdale, along with the mitigation measures and Conditions of Approval set forth in CDFW's WJTCA ITP for the Project, will ensure that all Project-related impacts on WJT are mitigated to below a level of significance under CEQA.

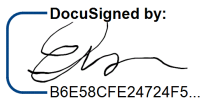
CDFW finds that issuance of the WJTCA ITP will not result in any previously undisclosed potentially significant effects on the environment or a substantial increase in the severity of any potentially significant environmental effects previously disclosed by the lead agency. Furthermore, to the extent the potential for such effects exists, CDFW finds adherence to and implementation of the conditions of Project approval adopted by the lead agency, as well as adherence to and implementation of the Conditions of Approval imposed by CDFW through the issuance of the ITP, will avoid or reduce such potential effects to below a level of significance.

The following measures and others set forth in CDFW's WJTCA ITP for the Project will avoid to the extent feasible and mitigate to below a level of significance all Project-related impacts on WJT:

- A. The Permittee has satisfied the mitigation obligations under the WJTCA ITP by paying the appropriate fees pursuant to the fee schedule set forth in Fish and Game Code section 1927.3 subdivision (d), as adjusted annually, for deposit into the Western Joshua Tree Conservation Fund. Permittee submitted a combined total payment in the amount of \$14,146 and it was received by CDFW on July 31, 2025.
- B. Permittee shall provide CDFW with a Project Completion Report (PCR) no later than 1 month after the Project has been completed. The PCR shall include, at a minimum: (1) photos that illustrate the state of the Project Site upon completion of the Project; (2) approximate start and end date(s) when Covered Activities occurred; and (3) an accounting of the WJT individuals identified in the census that have been removed, relocated, and/or injured (e.g., trimmed) since this Permit's issuance.
- C. Permittee shall clearly delineate the boundaries of the Project site with fencing, stakes, or flags before starting the Project.
- D. Permittee shall avoid impacts that result in fire and shall be equipped with an appropriate level of fire prevention and suppression equipment.
- E. Permittee shall minimize the potential for pests to enter the Project site and shall not use rodenticides, herbicides, and insecticides without written CDFW approval.
- F. Permittee or the Designated Representative shall immediately notify CDFW if Permittee is not in compliance with any Condition of Approval of this Permit, including but not limited to any actual or anticipated failure to implement any measure in this Permit within the time periods indicated therein. The Designated Representative shall follow up within 24 hours with a written notice to CDFW describing, in detail, any actual or anticipated non-compliance with this Permit and suggested measures to remedy the situation.

The Project is approved.

DATE: 11/6/2025

By: 
Erinn Wilson-Olgin, Regional Manager
South Coast Region
DEPARTMENT OF FISH AND WILDLIFE

Notice of Determination**- 1 -****To:**

Office of Land Use and Climate
Innovation
[CEQA Submit](#)

From:

Department of Fish and Wildlife (CDFW)
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
Contact: Sarah Rains
Phone: (661)414-2729
Email: sarah.rains@wildlife.ca.gov

Lead Agency (if different than CDFW)
City of Palmdale
38250 Sierra Hwy, Palmdale, CA 93350
Contact: Jasmine Almora
Phone: (661) 267-5287
Email: jalmora@cityofpalmdale.org

SUBJECT: Filing of Notice of Determination pursuant to Public Resources Code § 21108
State Clearinghouse Number: 2024020836

Project Title: PBP Industrial Project Site Plan Review 20-011 (Project) (Western Joshua Tree Conservation Act (WJTCA) Incidental Take Permit No. 1927-ITP-2024-060-05 (ITP))

Project Location (include county): The Project is located on the southeast corner of Lockheed Way and Blackbird Drive within the City of Palmdale, Los Angeles County. The Project is located approximately 2 miles southwest of Palmdale Regional Airport.

Project Description: This proposed Project involves the construction of two industrial buildings divided into 16 individual units on approximately 6 acres. The Project will include storm drains, a driveway, project frontage improvements, landscaping, and water and sewer utilities. The Project will be developed in one phase.

The Project will result in incidental take of 75 western Joshua trees (*Yucca brevifolia*) which are protected under the WJTCA and the California Endangered Species Act. The WJTCA ITP referenced above as issued by CDFW authorizes incidental take of western Joshua tree that may occur as a result of Project implementation.

This is to advise that CDFW, acting as [☐ the lead agency / ☒ a responsible agency] approved the above-described project on the date signed below and made the following determinations regarding the above-described project:

1. The project [☐ will / ☒ will not] have a significant effect on the environment (This determination is limited to effects within CDFW's permitting jurisdiction as a responsible agency).
2. [☐ An environmental impact report / ☒ A mitigated negative declaration] was prepared by the lead agency for the original project.
3. Additional mitigation measures [☒ were / ☐ were not] made a condition of CDFW's approval of the project.

Notice of Determination**- 2 -**

4. A mitigation reporting or monitoring plan [☐ was / ☒ was not] adopted by CDFW for this project.
5. A Statement of Overriding Considerations [☐ was / ☒ was not] adopted by CDFW for this project.
6. Findings [☐ were / ☒ were not] made by CDFW pursuant to Public Resources Code § 21081(a). CDFW did, however, adopt findings to document its compliance with CEQA.
7. Compliance with the environmental filing fee requirement at Fish and Game Code § 711.4 (check one):
- ☐ Payment is submitted with this notice.
- ☒ A copy of a receipt showing prior payment was submitted to CDFW.
- ☒ Responsible Agency statement: The Mitigated Negative Declaration prepared by the lead agency for the Project is available to the general public at the office location listed above for the lead agency. CDFW's administrative record of proceedings related to the incidental take permit is available to the public for review at CDFW's regional office.

Signature

DocuSigned by:

B6E58CFE24724F5...

Date: 11/6/2025

Erinn Wilson-Olgin, Regional Manager