

Initial Study/Mitigated Negative Declaration

AGR26-0002/SPR 26-0001

July 2026



Prepared for:

**City of Palmdale
38300 Sierra Highway
Palmdale, California 93550**

Prepared by:

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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.

	Aesthetics		Hazards & Hazardous Materials		Public Services
	Agriculture/Forestry Resources		Hydrology/Water Quality		Recreation
	Air Quality		Land Use/Planning		Transportation
X	Biological Resources		Mineral Resources		Utilities/Service Systems
X	Cultural Resources	X	Tribal Cultural Resources		Noise
	Energy		Greenhouse Gas Emissions		Wildfire
	Geology/Soils		Population/Housing		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.	X
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.	

 Date

 Brenda Magaña
 Interim Deputy Director of Economic
 and Community Development

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 a lead agency cites in its explanation 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 off-site as well as on-site, 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 Impact 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 Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis 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 Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address the 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 significant.

Distribution List
See Attachment K

Table of Contents

A. Environmental Checklist	6
B. Environmental Analysis	
1. Aesthetics	11
2. Agriculture	13
3. Air Quality	15
4. Biological Resources	18
5. Cultural Resources	22
6. Energy	25
7. Geology and Soils	26
8. Greenhouse Gas Emissions	30
9. Hazards and Hazardous Materials	33
10. Hydrology and Water Quality	37
11. Land Use and Planning	40
12. Mineral Resources	42
13. Noise	43
14. Population and Housing	45
15. Public Services	46
16. Recreation	48
17. Transportation	49
18. Tribal Cultural Resources	52
19. Utilities and Service Systems	54
20. Wildfire	57
21. Mandatory Findings of Significances	58
C. References	60
Tables and Figures	
Table 1 Existing and Surrounding Land Use, Zoning, General Plan Designations.....	7
Table 2 Significant Emissions Thresholds.....	31
Table 3 Normal Year Water Supply and Demand Comparison (acre-feet per year).....	55
Figure 1 Vicinity Map.....	8
Figure 2 Aerial Photograph of Site and Surrounding Area.....	9
Figure 3 Zone Map.....	10
Appendices	
Appendix A: Site Plan	
Appendix B: Site and Surrounding Area Photographs	
Appendix C: Air Quality Study	
Appendix D: Biological Resource Assessment	
Appendix E: Monitoring Mitigation Reporting Plan	
Appendix F: Cultural Resource Study	
Appendix G: Geotechnical Engineering (Soils) Report	
Appendix H. Noise Evaluation	
Appendix I: Hydrology Report	
Appendix J: Traffic Study (includes VMT Screening)	
Appendix K: Distribution List	

Environmental Checklist

1. PROJECT TITLE: AGR26-0002/SPR26-0001

2. LEAD AGENCY NAME AND ADDRESS:

City of Palmdale
Economic and Community Development Department
Planning Division
38250 Sierra Highway, Palmdale, California, 93550

3. CONTACT PERSON AND PHONE NUMBER:

Andrew Svitek, Senior Planner, 661.267-5223

4. PROJECT LOCATION: The approximately 5-acre site is located adjacent to the south boundary of Avenue S and adjacent to the east boundary of 42nd Street East, Palmdale, California (APNs: 3052-001-071 and 072) as depicted in Figures 1 and 2.

5. PROJECT SPONSOR'S NAME AND ADDRESS:

Vadim Zanko
9281 Sierra College Boulevard
Roseville, California 95661

6. GENERAL PLAN DESIGNATION (Figure 3): Residential Neighborhood 2 (RN2)

7. ZONING: Residential Neighborhood 2 (RN2)

8. DESCRIPTION OF PROJECT: The proposed project will develop a 100% affordable housing community consisting of two separate apartment buildings with interior courtyards and common open space areas connected by walking paths and landscaping (Site Plan, Appendix A). The three story Complex will provide 18 one bedroom units, 84 two bedroom units, and 58 three bedroom units. Twenty-four of the units on the ground floor will be mobility ADA accessible units. A Community Building for community events and meetings will be constructed which will include a kitchen area, multipurpose room, laundry room, and two staff offices. A large outdoor courtyard area with shaded seating, picnic tables, and two play spaces, one for tots and one for older children will be constructed next to the Community Building.

Two access points, one on 42nd Street East and one on Sorrel Avenue will be provided creating a circular pattern for vehicular access. This proposed path will be constructed to accommodate emergency vehicles.

Grading will consist of a cut/fill operation to create level building pads and streets, new utility lines, utility connections, drainage facilities, etc.

9. **SURROUNDING LAND USES AND SETTING:** The proposed project is within the City of Palmdale on a vacant five acre site. Residential housing is present adjacent to the south of the proposed project. Residential housing is present approximately 300 feet west of the proposed project across 42nd Street East. Vacant land is present adjacent to the east. A hospital is present approximately 1,100 feet to the east. Avenue S forms the north boundary and vacant land is present north of Avenue S. Photographs of the site and surrounding area are provided in Appendix B.

Table 1. Existing and Surrounding Land Use, Zoning, and General Plan Designations

	Land Use	Zoning	General Plan
Subject Site	Vacant land	RN2 (Residential Neighborhood 2)	RN2 (Residential Neighborhood 2)
North	Vacant land	SFR3 (Single Family Residential 3)	SFR3 (Single Family Residential 3)
South	Residential housing	SFR3 (Single Family Residential 3)	SFR3 (Single Family Residential 3)
East	Vacant land	MEDFX(Medical Flex)	MEDFX (Medical Flex)
West	Vacant land	SFR3 (Single Family Residential 3)	SFR3 (Single Family Residential 3)

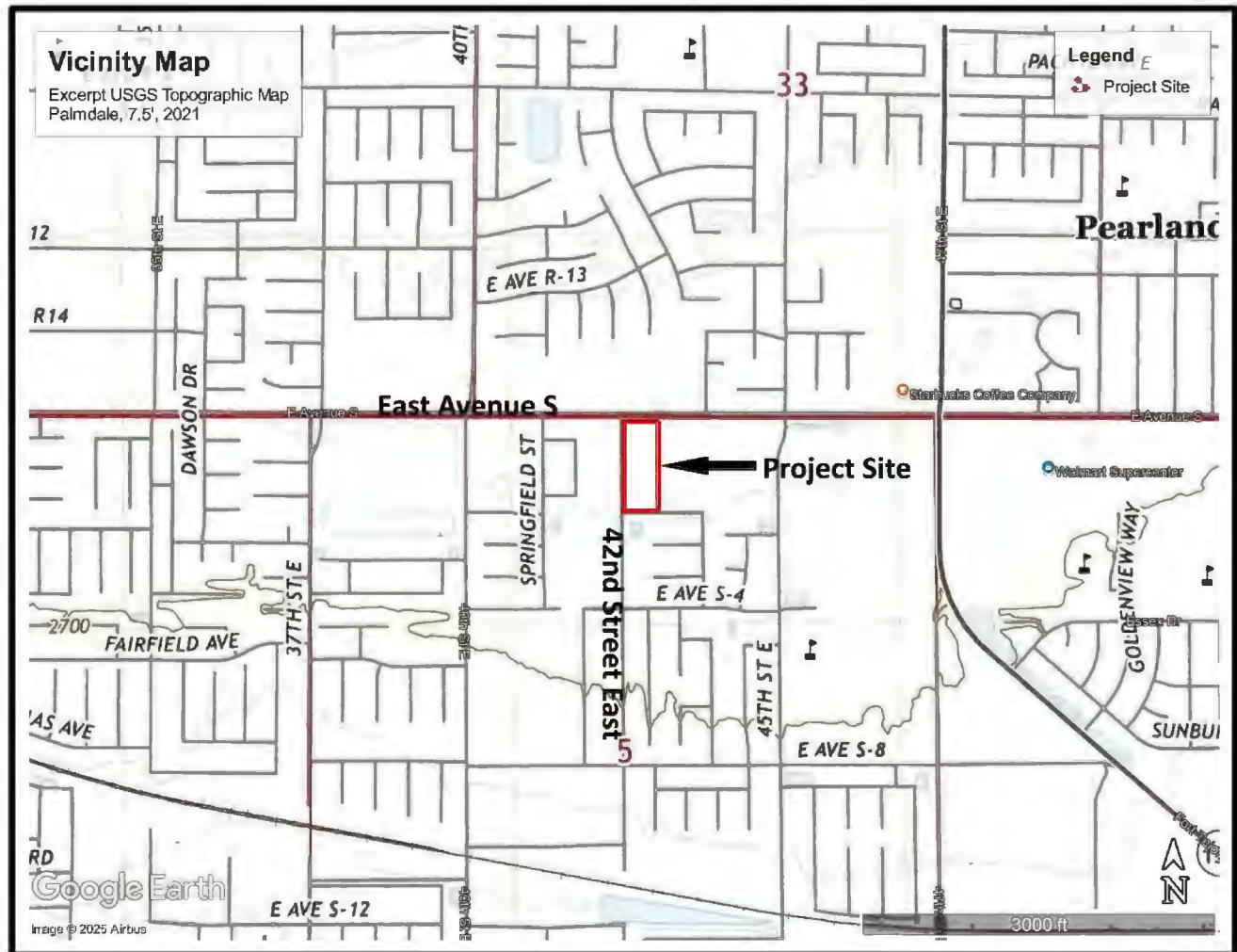
10. **OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED** (e.g., permits, financing approval, or participation agreement). Distribution of this document is appropriate, but not limited, to the following agencies:

Lahontan Regional Water Quality Control Board
 Antelope Valley Air Quality Management District
 Los Angeles County Sanitation District 14
 Los Angeles County Fire Department
 Antelope Valley Transit Authority
 Southern California Edison
 Caltrans
 SoCal Gas
 Palmdale Water District
 California Department of Fish and Wildlife

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1?

The City of Palmdale notified the appropriate California Native American Tribes pursuant to Public Resources Code Section 21080.3.1 (AB 52) on April 23, 2020 and 18 March 2026. Provided mitigation have been combined and incorporated in the Cultural and Tribal Cultural Resource elements of this document.

Figure 1. Vicinity Map

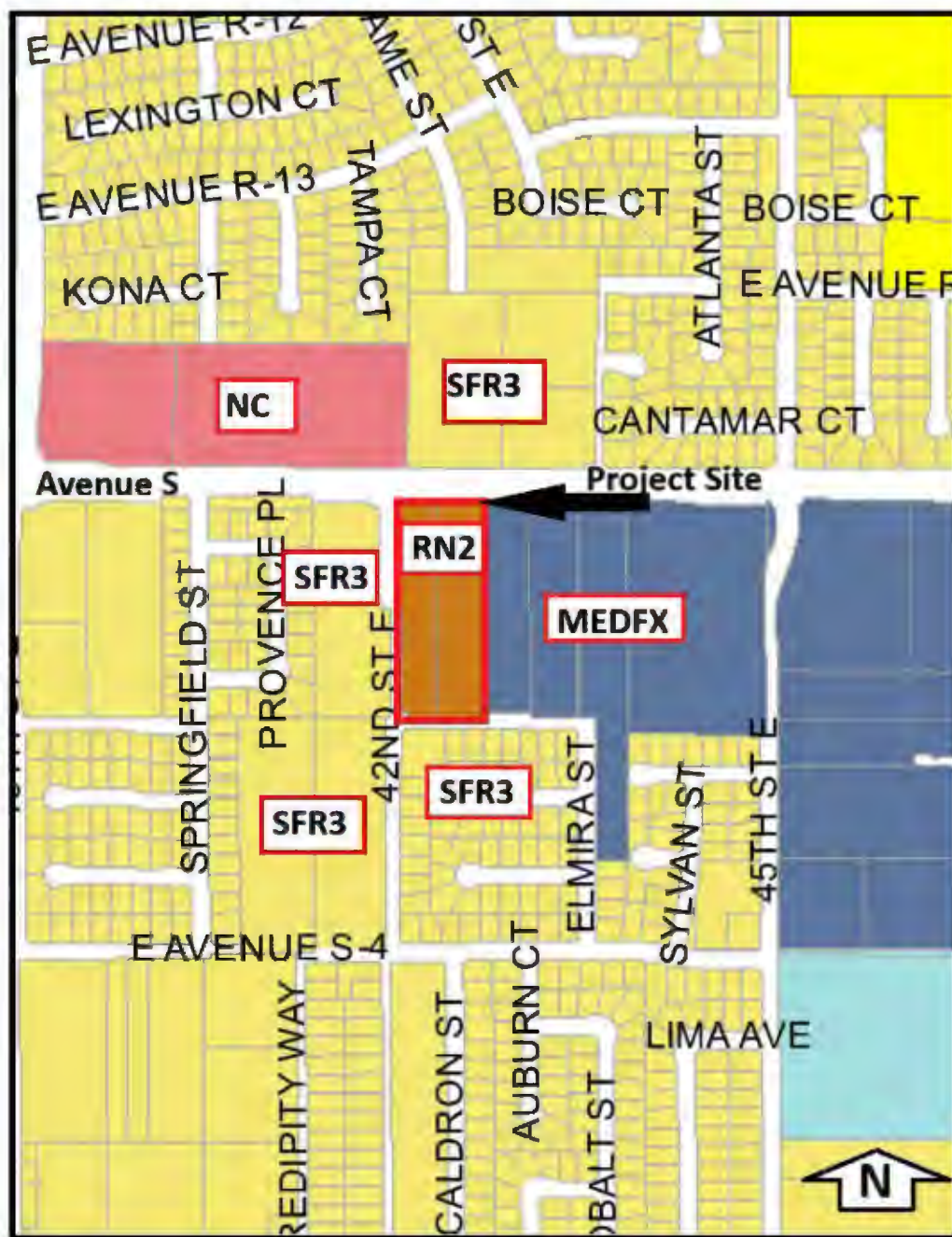


Approximate location of study area (red rectangle) as depicted on excerpt from USGS Quadrangle Palmdale, Calif., 7.5', 2021.

Figure 2. Aerial Photograph of Site and Surrounding Area



Figure 3. Zone Map Excerpt of Site



Palmdale Zoning Map

Equestrian Residential (ER)	Residential Neighborhood 4 (RN 4)	Light Industrial (LI)	Public Facility-Civic (PF-C)
Low Density Residential (LDR)	Mixed Use 1 (MU 1)	Heavy Industrial (HI)	Utilities (U)
Single Family Residential 1 (SFR 1)	Mixed Use 2 (MU 2)	Mineral Resource Extraction (MRE)	Water Body/Aqueduct
Single Family Residential 2 (SFR 2)	Mixed Use 3 (MU 3)	Medical Flex (MEDFX)	
Single Family Residential 3 (SFR 3)	Neighborhood Commercial (NC)	Educational Flex (EF)	
Mobile Home (MH)	Visitor Commercial (VC)	Specific Plan (SP)	
Residential Neighborhood 1 (RN 1)	Regional Commercial (RC)	Open Space (OS)	
Residential Neighborhood 2 (RN 2)	Office Flex (OF)	Public Facility-Park (PF-P)	
Residential Neighborhood 3 (RN 3)	Aerospace Industrial (AI)	Public Facility-School (PF-S)	

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
1. Aesthetics. Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? Would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Project Impacts and Mitigation Measures

a) *Would the project have a substantial adverse effect on a scenic vista?*

Less than significant impact. The project site is not considered a scenic vista. After construction the residents will still have views of the San Gabriel Mountains, approximately four miles south, and Tehachapi Mountains, approximately 40 miles north, both which bound the Antelope Valley. The proposed project is located adjacent to a major thoroughfare which forms its northern boundary. The project is north of single-family residences along Sorrel Avenue. Scenic vistas of the Tehachapi Mountains may be partially obscured to three to six residences along the southern boundary of the project site due to the three stories of the apartment complex. This would not be considered a substantial adverse effect.

Mitigation Measures: No mitigation measures are necessary.

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. The project site is not located along a state scenic highway and does not contain any rock outcroppings, or historic buildings. The nearest scenic highway, State Route 2 is located approximately 15 miles southwest of the project site. The nearest eligible scenic highway is State Route 58 located approximately 30 miles north.

Mitigation Measures: No mitigation measures are necessary.

c) *Would the project 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?*

No impact. The proposed project will be developed on existing vacant land. The proposed project would introduce a multi-family residential development into an area which is suited for and aligns with the General Plan (City of Palmdale 2022). The area is zoned RN2 for multi-family residential and does not conflict with applicable zoning or other regulations governing scenic quality.

Mitigation Measures: No mitigation measures are necessary.

- d) *Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?*

Less than significant impact. Construction of the proposed project would replace the vacant parcel with new development which would create new sources of light and glare. The development will introduce outdoor lights associated with housing. The new streets and parking area would introduce streetlights throughout the site. Lighting installed in this development will be compatible with the existing surrounding residential areas. The project will be required to comply with the lighting standards specified within PMC Chapter 17.86. Compliance with the applicable requirements would lessen the lighting and glare of the proposed project.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
2. Agriculture 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. 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Project Impacts and Mitigation Measures

- 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 nonagricultural use?*

No impact. This project site is not considered prime, unique, or farmland of statewide importance based on the Farmland Mapping and Monitoring Program (Department of Conservation 2023). The project site is designated as “Other Land” and zoned for residential neighborhood 2 (RN2). The site is not considered agricultural (City of Palmdale 2022). The site is surrounded by urban uses and small isolated vacant parcels. This issue was evaluated in the General Plan FEIR Update with the following conclusion “The Plan would

not convert Farmland to non-agricultural use, conflict with existing zoning or a Williamson Act Contract, or involve other changes that could result in the conversion of Farmland to non-agricultural use. There would be no impact (City of Palmdale 2022)."

Mitigation Measures: No mitigation measures are necessary.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No impact. The project site is not zoned for agricultural use and is not under a Williamson Act contract (Rincon 2022).

Mitigation Measures: No mitigation measures are necessary.

- 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)) 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))?*

No impact. There are no forests or timberland located within the City of Palmdale, therefore, no loss of forest land or the conversion of forest land to non-forest land would occur.

- d) *Result in the loss of forestland or conversion of forestland to non-forest use?*

No impact. There are no forests or timberland located within the City of Palmdale, therefore, no loss of forest land or the conversion of forest land to non-forest land would occur.

Mitigation Measures: No mitigation measures are necessary.

- e) *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in the conversion of Farmland to nonagricultural use or the conversion of forestland to non-forest use?*

No impact. As noted in a) above this issue was evaluated in the General Plan EIR Update with the following conclusion "The Plan would not convert Farmland to non-agricultural use, conflict with existing zoning or a Williamson Act Contract, or involve other changes that could result in the conversion of Farmland to non-agricultural use. There would be no impact (City of Palmdale 2022)."

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
3. Air Quality. Where available, the significance criteria established by the applicable air quality management 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?			X	
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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	

Project Impacts and Mitigation Measures

The Air Quality Management Study is provided in Appendix C. The 42nd Street Multifamily Project, Air Quality, Greenhouse Gas, and Energy Impact Study, MD Acoustics, February 2026, and the Antelope Valley AQMD California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, 2016 in their entirety are incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254. Following responses are summarized, quoted, and or excerpted from the incorporated documents.

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

Less than significant impact. The project site is located within the Antelope Valley Air Quality Management District (AVAQMD). Development and operation of this project will comply with all applicable district rules and regulations, and proposed control measures as required by the AVAQMD. All equipment used will be CARB approved. Rule 403 (Fugitive Dust), and Rule 402 (Nuisance), in compliance with the AVAQMD Air Quality Plan, would be implemented as part of the construction process, to include but not limited to, watering during and after grading, and stabilizing soils during times of inactivity. Rule 1113 requirements covering Architectural Coatings have been incorporated into the construction process. By complying with the rules, regulations, and strategies developed in the 2023 Federal 70 ppb Ozone Attainment Plan (2023 Ozone Plan), prepared by AVAQMD, the project would not conflict with or obstruct implementation of the Air Quality Plan. The AVAQMD Air Quality Plan, page 8, Significance Thresholds, footnote 1; states “A project is deemed to not exceed this threshold, and hence not be significant, if it is consistent with the existing land use plan.” This project site is zoned RN2 in the General Plan which allows for multi-family development. Based on the AVAQMD Air Quality Plan it is clear the proposed project would not conflict with or obstruct implementation of the district’s air quality plan.

Mitigation Measures: No mitigation measures are necessary.

- 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. The Antelope Valley is in an ozone and particulate matter nonattainment region. As specified within the Air Quality Study, the project's estimated construction and total operational emissions are below the applicable AVAQMD thresholds of significance. The project will be required to comply with applicable AVAQMD regulations and guidance. It can be seen in the Air Quality Study, Attachment C, page 34, Table 7, and page 36, Table 8 (incorporated report) there are no projected emission values over the Significant Thresholds. Thereby there is no foreseeable way emissions from this project would result in a cumulatively considerable net increase.

Mitigation Measures: No mitigation measures are necessary.

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

Less than significant impact. As noted in the incorporated study: Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution than others due to their exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, a sensitive receptor would be a location where a sensitive individual could remain for 24 hours or longer, such as residences, hospitals, and schools (etc.). The closest existing sensitive receptor (to the site area) is the single-family residence 55 feet to the south of the project boundary. Additionally in the incorporated AQMD guidelines it states in the footnote, page 6: A project is deemed to not exceed this threshold [Table 6 also on page], and hence not be significant, if it is consistent with the existing land use plan. The project is consistent with the existing land use plan which indicates the parcel is zoned RN2.

Mitigation Measures: No mitigation measures are necessary.

- 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. The following can be found on page 35 of the incorporated Air Quality Study.

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project.

Given the relatively limited number of heavy-duty construction equipment and construction schedule, the proposed project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction

based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
4. 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?		X		
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?				X
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?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

Project Impacts and Mitigation Measures

- 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 (CDFW) or U.S. Fish and Wildlife Service?*

Less than significant impact with mitigation. A biological assessment was accomplished in 2018 and updated in 2026 for this project (Appendix D). Information in this section has been taken from the report and update (Hagan 2018, 2026), the CNDDDB Palmdale Quad 2024, Leitner 2021, CDFW 2019.

Fifteen plant species, of which nine were nonnative/invasives, were observed within the project site. This is a highly disturbed field, formerly farmed (Hagan 2018, 2026, RT Factfinders 2018). Eight wildlife species were observed within the project site. No sensitive wildlife species or their recent sign were observed or expected within the project site.

Based on literature/database review and hundreds of biological assessments in the Antelope Valley the following were the species considered to be the most likely to be present within this desert habitat and were the focus of the assessment: desert tortoise (*Gopherus agassizii*), Mohave ground squirrel (*Xerospermophilus mohavensis*), western burrowing owl (*Athene cunicularia*), Swainson's hawk (*Buteo swainsoni*), desert kit fox (*Vulpes macrotis*), Crotch's bumblebee (*Bombus crotchii*), desert cymopterus (*Cymopterus deserticola*), Barstow woolly sunflower (*Eriophyllum mohanense*), alkali mariposa lily (*Calochortus striatus*), and western Joshua tree (*Yucca brevifolia*).

No habitat was observed for western Joshua tree, desert cympterus, Barstow woolly sunflower, or alkali mariposa lily. No desert tortoises, Crotch's bumble bee, Mojave ground squirrels or suitable habitat for them are present within or adjacent to the project site (CNDDDB 2024, Hagan 2018, 2026). No suitable nesting habitat for migratory birds is present within the project site.

It is unlikely this project would have an impact on western burrowing owl. The western burrowing owl is a candidate species for listing as threatened or endangered under the CESA. No burrowing owls or their sign were observed within the project site in 2018 or 2026. Review of sensitive species databases (eBird 2026, CNDDDB 2024) resulted in no observations of burrowing owl in more than five years within more than three miles of the project site. However, there are California ground squirrel burrows and although they are not currently potential cover sites they could potentially become cover sites at some time in the future. A take avoidance survey would ensure no burrowing owls have moved into the site before development takes place.

It is unlikely this project would have an impact on desert kit foxes. Desert kit foxes are a protected species. No desert kit foxes or their sign were observed within the project area.

Mitigation Measures (Appendix E):

BIO 1: A take avoidance (preconstruction) burrowing owl survey will be accomplished no more than 30 days prior to ground disturbance activities to ensure no owls have moved into the study site. If burrowing owls are found to have moved into the site, an Incidental Take Permit will be obtained prior to ground disturbing activities.

- 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 or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

No impact. As indicated in the biological resources assessment (Hagan 2018), there are no riparian or other sensitive species habitats within or adjacent to the project site.

Mitigation Measures: No mitigation measures are necessary.

- 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. There are no water features present with the project site (Hagan 2025).

Mitigation Measures: No mitigation measures are necessary.

- 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 nesting sites?*

No impact. There is no evidence or indication of any movement corridors or nursery sites within this project area. Development will not interfere with the movement of fish or wildlife species, migratory corridors, or wildlife nursery sites.

Mitigation Measures: No mitigation measures are necessary.

- 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 with mitigation. There are no sensitive biological resources within the project site protected by local policies or ordinances.

Mitigation Measures: No mitigations measures are necessary.

- 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. No conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other approved habitat conservation plan at the local, regional, or State levels would occur.

The City of Palmdale, in their General Plan Update Final Environmental Impact Report (FEIR), 2022, has chosen to address the West Mojave Coordinated Management Plan (WMCMP) as noted on page 231, Goals and Policies, CON-1.3 West Mojave Plan. Comply with the required implementation of the West Mojave Plan for protection of desert tortoise and Mohave ground squirrel.

There are no desert tortoises within this project site.

No Mohave ground squirrels have been observed or trapped in the Palmdale area in over 20 years. The status update in 2021 on Mohave ground squirrel states “The Mohave ground squirrel is considered extirpated from the southernmost part of its range” (Leitner 2021). Additionally, the status update states “Los Angeles County. Protocol and regional trapping efforts since 2013 have largely failed to document Mohave ground squirrel occurrence in Los Angeles County. These results are consistent with all survey efforts in recent years, strongly suggesting that the species is essentially extirpated in Los Angeles County ...” (Leitner 2021).

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
5. Cultural Resources. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		X		
c) Disturb any human remains, including those interred outside of dedicated cemeteries?		X		

Project Impacts and Mitigation Measures

The Phase I Cultural Resource Investigation for a 5-Acre Property Southeast of the Intersection of 42nd Street East and East Avenue S, Palmdale, Los Angeles County, California, April 2018, (Appendix F) in its entirety is incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254. Following responses are summarized, quoted, and or excerpted from pages 2 through 6, of the incorporated report.

a-b) Would the project cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5? Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?

Less than significant with mitigation. The Cultural Resource Investigation report indicates a record, map, and sacred lands file search were accomplished. Excerpts were taken from the report and are presented below.

The entire property has been graded and leveled. There is no undisturbed native vegetation or natural contours. There are invasive grasses and weeds on the property. The property is in an overall setting of single-family home developments, primarily to the south. Undeveloped, but disturbed, lands lie to the immediate west, north and east. In the past it is apparent that the area was farmed.

Soil on the property is predominantly coarse grained silty sand with a high gravel content. There are no outcrops, stream beds, springs or other notable physiographic features on the property or the immediate area.

At least 12 previous studies have been performed in Section 5. Survey of 5 acres to the immediate west of the property resulted in no significant finds (Norwood 2006a). A survey of 12.6 acres to the immediate north resulted in the recording of a historic period homesite (Norwood 2007). Other surveys in the area have resulted in either negative findings or the recording of historic period homesites, refuse deposits and other features dating to the early-to-mid-20th century (Norwood 1991, 2004b, c, d, e, f, 2005a, b, 2006a, b, c). No sites are recorded immediately near or on the subject property.”

Specific map research can be found in the Cultural Report but in summary maps from 1911 through 1958 were reviewed and no structures were found on or near the site.

Information regarding Native American Cultural Resources and/or Sacred sites was requested from the California Native American Heritage Commission (NAHC). Their records indicate that no significant Native American resources have been previously identified within or near the property. They provided a list of contacts that the jurisdiction may contact for any further information or concerns. (which was subsequently used for the AB 52 Consultation by the City of Palmdale.)

As a result of the survey, no Native American prehistoric period sites or artifacts were identified on the property. A total of four scattered, badly rusted and crushed sanitary cans were identified. No historic period sites were found.

The four sanitary cans are not considered to be significant cultural resources as they are not in original context, cannot be associated with any feature, residence or group, and cannot be dated to a specific time.

The property has one feature consisting of four upright 6 by 6 inch square wooden posts and a wooden bench supported by concrete blocks. This feature has a Christian religious theme as indicated by painted quotes appearing on the posts. These read "Building a mission outpost", "For God so loved the world", "Blessed to be a blessing" and "For future generations". The arrangement of posts is in a square oriented at cardinal points with the bench on the southeast side of the square (see photographs, Attachment 2). At the top of each post a fixture is present that appears to be a candle holder.

Based on the freshness of the paint and good condition of the wooden posts, the religious feature is of recent construction and therefore is not considered to be a potentially significant historic resource.

Since no significant cultural resources were identified no impacts to significant cultural resources are anticipated due to any future development. No further cultural resource measures are recommended.

The report concludes with an acknowledgment that unexpected buried sites could occur to include buried bones of human origin and briefly what to do. Actions to take are more fully addressed by the mitigations obtained from consultation with the Native American Tribes as noted below.

Through the AB 52 consultation request Fernandeano Tataviam Band of Mission Indians (FTBMI) (2020) and Yuhaaviatam of San Manuel Nation (YSMN) (2026) provided mitigations for Cultural and Tribal Resources in case of unexpected discoveries. These have been incorporated in both these sections and noted as **CUL 1**, **CUL 2** and **TCR 1**.

Mitigation Measures:

CUL 1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the YSMN and FTBMI shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to FTBMI and YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

- c) *Would the project disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries?*

Less than significant with mitigation. No indication of human remains were noted on the project site. If human remains or potential human remains are observed during construction, work in the vicinity of the remains will cease, and they will be treated in accordance with the provisions of State Health and Safety Code Section 7050.5. The protection of human remains follows California Public Resources Codes, Sections 5097.94, 5097.98, and 5097.99. Palmdale will include Conditions of Approval (COA) to address any items that may be found during grading and construction.

Mitigation Measures:

CUL 2. If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code shall be enforced for the duration of the Project.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
6. Energy. Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficient?				X

Project Impacts and Mitigation Measures

- 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?

Less than significant impact. Energy will be used during construction, transporting soils, waste, supplies, etc. Although fossil fuels and other energy consuming equipment will be used for construction to prepare the site and construct the multi-family residential development. The State of California requires all equipment not being used for over five minutes be turned off to prevent unnecessary, wasteful, inefficient consumption of energy resources. During construction, as much as feasible, building materials will be made of recycled materials, thus reducing energy use. Energy bound construction materials necessary for development (concrete, asphalt, pipes, steel, etc.) would not significantly increase demand given the small size of this project and overall development within the City.

Energy would be used for lighting, heating and air conditioning, refrigeration, appliances, i.e. normal operation of family living. As part of the assessment for the General Plan this would have been considered in zoning this area for multi-family residential development. The project would comply with Title 24 Building Energy Efficiency Standards to reduce energy usage through minimum efficiency standards for building features (appliances, air and heating systems, building insulation, roofing, and lighting).

Mitigation Measures: No mitigation measures are necessary.

- b) Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. This project will comply with applicable regulations and City of Palmdale General Plan policies to prevent wasteful, inefficient, or unnecessary consumption of energy resources during construction and operation. The project will construct and operate in a manner consistent with energy efficiency goals contained in the City of Palmdale Energy Action Plan. Construction and operation would comply with CALGreen and Title 24 of the California Energy Code requirements (City of Palmdale 2022, Rincon 2022).

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
7. Geology and Soils. Would the project:				
a) Directly or indirectly cause 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 ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) 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?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		

Project Impacts and Mitigation Measures

The Geotechnical Investigation Report, for Proposed Multi-Unit Residential Complex, Palmdale, Los Angeles County, California, 2018, in its entirety is incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254. Available in Appendix G.

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

Less than significant impact. The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known active faults have been mapped across the subject site. The potential hazards due to active fault ground rupture are considered minimal. The site is not located within the State established Earthquake Fault Zone. The hazard associated with ground rupture for the site is considered low.

The site is relatively flat and not subject to landslide hazard. No bodies of constant water are near the site, therefore, the hazards associated with seiches are considered low. Due to the distance and elevation of the site relative to the ocean, seiches and tsunamis are not considered a hazard to the site. Based on site exploration, this site is considered to have very low susceptibility to liquefaction. Potential for ground lurching is low.

Mitigation Measures: No mitigation measures are necessary.

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

Less than significant impact. The subject site drainage occurs by minor sheet flow and erosion could occur. Appropriate analysis, grading and drainage design and site maintenance should minimize the sheet flow erosion potential.

Due to requirements in the Stormwater Pollution Prevention Plan (SWPP), which will be part of the construction, these actions will not result in substantial soil erosion or loss of topsoil. The project would comply with the California Building Code and incorporate recommendations from the geotechnical and soils report into the development of the project.

Mitigation Measures: No mitigation measures are necessary.

- 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. Borings of the project site indicated relatively firm silty sand, relative densities, and depth to static groundwater (over 100 feet), indicating the potential for on-site liquefaction or seismically induced dynamic settlement should be negligible.

Consolidation test results reveal that some samples tested in the upper five (5) feet of soil has a moderate to high potential to hydroconsolidate. Differential soil settlement occurs when supporting soils are not uniform in density or classification and seismic shaking causes one type of soil to settle more than the other. When unaccounted for in design, such settlement can result in damage to structures, pavement and subsurface utilities. Soils with potential for hydroconsolidation can also cause differential settlement under loading conditions and the induction of moisture. Recomposition of the upper site soils is intended to remedy most potentials of settlement due to structures supported on native soils with non-uniform densities, soil classifications and hydroconsolidation. In order to provide a more uniform soil support system and minimize the potential for differential settlement, the proposed structures should

be supported by a recompacted fill mat. Bruin Engineering felt the proposed development analyzed was feasible provided their recommendations were incorporated into the design and construction as noted in their original 2018 Geotechnical Report and the 2025 update to the report (Bruin 2018, 2025).

Mitigation Measures: No mitigation measures are necessary.

- 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?*

No impact. The expansion index tests (ASTM D 4829) indicate that the surficial soils are within the “very low” expansion category.

Mitigation Measures: No mitigation measures are necessary.

- 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. Constructed residences will connect to the local sewer system. No septic tanks or alternative wastewater disposal systems are planned.

Mitigation Measures: No mitigation measures are necessary.

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

The City of Palmdale 2045 General Plan Update, Final Environmental Impact Report SCH# 2021060494, August 2022, Section 4.7 Geology and Soils, pages 4-7-18 and 19, to include analysis and findings, are incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

Less than significant impact with mitigation. Paleontological resources may be present in fossil-bearing sediments and geologic units either at or below the ground surface. Ground-disturbing activities in geologic units with high paleontological sensitivity have the potential to damage or destroy paleontological resources that may be present. Construction related and earth-disturbing actions could damage or destroy fossils in these geologic units resulting in a significant impact. Effects on paleontological resources are only knowable once a specific project has been proposed because the effects are highly dependent on both the individual project site conditions and the characteristics of the proposed ground disturbing activities. Ground disturbing activities associated with development in areas that have not been previously developed and have not been studied through a paleontological resource’s investigation have the potential to damage or destroy paleontological resources that may be present on or below the ground surface. No surface paleontological resources have been observed on the surface. Below surface potential is unknown therefore in order to ensure no impact occurs to paleontological resources a mitigation measure is incorporated.

Mitigation Measures:

GEO 1. Unanticipated Discovery of Paleontological Resources: If paleontological resources are encountered during ground-disturbing activities, work within 60 feet shall be halted and the project paleontologist shall immediately evaluate the find. If necessary, the evaluation may

require preparation of a treatment plan and paleontological testing. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work may be warranted, such as data recovery excavation, to mitigate any significant impacts to historical resources. Any reports required to document and/or evaluate unanticipated discoveries shall be submitted to the City of Palmdale for review and approval. Recommendations contained therein shall be implemented throughout the remainder of ground disturbance activities.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
8. Greenhouse Gas Emissions. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Project Impacts and Mitigation Measures

The Air Quality Management Study is provided in Appendix C. The 42nd Street Multifamily Project, Air Quality, Greenhouse Gas, and Energy Impact Study, February 2026, and the Antelope Valley AQMD California Environmental Quality Act (CEQA) and Federal Conformity Guidelines, 2016 in their entirety are incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254. Following responses are summarized, quoted, and or excerpted from the incorporated documents.

- 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. The incorporated AQMD guidelines, pages 6 and 7 states, a “significant project must incorporate mitigation sufficient to reduce its impact to a level that is not significant.” Any project is significant if it triggers or exceeds the most appropriate evaluation criteria.

There are four evaluation criteria.

Criteria 1: Generates total emissions (direct and indirect) in excess of the thresholds given in Table 6 [incorporated into Table 3 of this study - below].

Criteria 2. Generates a violation of any ambient air quality standard when added to the local background;

Criteria 3. Does not conform with the applicable attainment or maintenance plan(s) A project is deemed to not exceed this threshold, and hence not be significant, if it is consistent with the existing land use plan. Zoning changes, specific plans, general plan amendments and similar land use plan changes which do not increase dwelling unit density, do not increase vehicle trips, and do not increase vehicle miles traveled are also deemed to not exceed this threshold.

Criteria 4. Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1.

A significant project must incorporate mitigation sufficient to reduce its impact to a level that is not significant. A project that cannot be mitigated to a level that is not significant must incorporate all feasible mitigation. Note that the emission thresholds are given as a daily value and an annual

value [in Table 2 below, which is Table 6 in the incorporated report], so that a multi-phased project (such as a project with a construction phase and a separate operational phase) with phases shorter than one year can be compared to the daily value.

Table 2 – Significant Emissions Thresholds [Table 6 Attachment A, of incorporated report]

Table 6 – Significant Emissions Thresholds		
Criteria Pollutant	Annual Threshold (tons)	Daily Threshold (pounds)
Greenhouse Gases (CO ₂ e)	100,000	548,000
Carbon Monoxide (CO)	100	548
Oxides of Nitrogen (NO _x)	25	137
Volatile Organic Compounds (VOC)	25	137
Oxides of Sulfur (SO _x)	25	137
Particulate Matter (PM ₁₀)	15	82
Particulate Matter (PM _{2.5})	12	65
Hydrogen Sulfide (H ₂ S)	10	54
Lead (Pb)	0.6	3

Using Criteria 1 - Generates total emissions (direct and indirect) in excess of the thresholds (annual threshold of 100,000 tons or a daily threshold of 548,000 pounds) would be considered significant and require mitigation measures. In looking at the annual significant emissions threshold number of 100,000 tons and comparing that to data in the incorporated Air Quality Study on page 34, Table 7 and page 37, Table 8 that the project's total operational and total construction emissions are insignificant when compared to the significant Emission Thresholds of 100,000 tons per year in above table.

Using Criteria 2 – Generates a violation of any ambient air quality standard when added to the local background. The project does not violate any ambient air quality standards, see the Air Quality element 3a.

Using Criteria 3 – Consistency with land use plan and zoning (see above for full wording) the project is consistent with the RN2 zone designation in the General Plan.

Using Criteria 4 – Exposes sensitive receptors to substantial pollutant concentrations (see above for full wording). As it states in 3 Air Quality: As noted in the incorporated study: The closest existing sensitive receptor (to the site area) is the single-family residence 55 feet to the south of the project boundary. Additionally in the incorporated AQMD guidelines it states in the footnote, page 6: A project is deemed to not exceed this threshold [Table 6 also on page 6], and hence not be significant, if it is consistent with the existing land use plan.

Not only one but all criteria are met by this proposed project.

Mitigation Measures: No mitigation measures are necessary.

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

Less than significant impact. The proposed project would not result in an increase of either population or emissions sources beyond what has been planned for in the City of Palmdale's General Plan. As the greenhouse gas emissions would be well below the applicable AVAQMD Significant Emissions Thresholds, no conflict would occur. The project will comply with energy-efficiency and green building standards as detailed within the California Building Standards Code and the City of Palmdale General Plan.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
9. 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?			X	
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
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?				X
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 for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Project Impacts and Mitigation Measures

The City of Palmdale 2045 General Plan Update, Final Environmental Impact Report SCH# 2021060494, August 2022, Section 4.9 Hazards and Hazardous Materials, to include analysis and findings, and the City of Palmdale, Resolution No. PC2020-023 General Plan Amendment 18-002, Zone Change 18-002 and Site Plan Review 18-005, pages 38 and 39, are incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

- a-b) *Would the project create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials and 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. The proposed project on vacant land will be changing the existing land use into multi-family residential. Project construction would involve the use of potentially hazardous materials such as heavy equipment/vehicle fuels and fluids that could be released if a leak or spill occur. Standard construction best management practices (BMP) would be implemented to avoid or reduce the potential for such conditions to occur (checking equipment for leaks, secondary containment, etc.). Use of hazardous materials during construction is subject to all local, State, and federal regulations regarding the handling of hazardous materials. The transport, use, and storage of hazardous materials during construction of the project is subject to all applicable State and federal laws. The Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, California Hazardous Material Management Act, and hazardous waste management and cleanup under CCR Title 22 all must be complied with.

Individuals residing in the new development and those who work within it would be expected to use common materials in the regular maintenance of homes and landscaping, to include cleaning and degreasing solvents, fertilizers, and pesticides. These activities would only require minor quantities of such products and would not involve the use of extremely hazardous substances. Use of these materials would also be subject to compliance with existing regulations, standards, and guidelines established by the federal, State, and local agencies related to storage, use, and disposal of hazardous materials.

Other than the relatively small quantities of materials used by residents the use or storage of substantial quantities of hazardous materials, or generation of large quantities of hazardous waste would not occur.

The General Plan's FEIR extensive evaluation of whether a significant hazard to the public or environment through transport, use, emission or disposal determined that its implementation would not be significant. The FEIR focused on the highest likely land use (industrial and commercial) impact in making the following statement: The Plan would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or 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. Therefore, impacts would be less than significant (page 4.9-20).

Given that these uses were not considered to be a significant hazard it can be extrapolated out that multi-family residences and the construction of them could not have a significant hazard potential.

Mitigation Measures: No mitigation measures are necessary.

- 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. The Cimarron Elementary School is located right at the one-quarter mile distance southeast of the project site. Innovations Academy is located just more than one-quarter northwest of the project site. Mesquite Elementary School is located at just over one half mile north of the project site. These and any proposed schools that may occur in the future would be covered by the following analysis from the incorporated FEIR, page 4.9-21 as follows. Compliance with the provisions of CalEPA, CalOSHA, and DTSC—as well as the City's Fire Code and Plan goals—would minimize the risks associated with exposure of sensitive receptors such as schools to hazardous materials. With continued implementation of these requirements on all new development in the Planning Area, this impact would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- 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?*

No impact. As noted on pages 38 and 39 of the incorporated report: “A review of federal and state standard and supplemental databases indicated that the proposed project site is not located within any identified hazardous material site pursuant to Government Code Section 65962.5. No hazardous materials sites are located within one-quarter mile of the project site (SWRCB 2019, DTSC 2019). The proposed project would not create a significant hazard to the public or environment.”

Mitigation Measures: No mitigation measures are necessary.

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

No impact. The proposed project will change vacant land to multi-family residential however there can be no impacts as there is no public airport within two miles of the project site. The nearest airport to the project site is Air Force Plan 42, approximately 3.5 miles to the northwest. The Project site is located outside of the 65 dBA CNEL airport noise impact zone, consistent with the Airport Influence Area.

Mitigation Measures: No mitigation measures are necessary.

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

Less than significant impact. During construction, temporary and occasional lane closures on East Avenue S and 42nd Street may be required, but two-way traffic would be maintained on these roadways and at construction entry points. PMC Chapter 14.40 requires submittal of construction work site traffic control plan for any street/lane closures for review and approval prior to the commencement of construction activities which would ensure construction would not interfere with local traffic or emergency response and evacuation procedures. Vehicles, including emergency response vehicles, would be able to access the project site via the main entrance on 42nd Street East. Construction vehicles would be parked

within the project site avoiding obstacles to emergency vehicles on surrounding existing roads. Road improvements on 42nd Street East, East Avenue S and Sorrel Avenue will be accomplished as part of this project which will improve emergency vehicle access. The project would not result in inadequate emergency access due to Fire Department review of site plans, site construction, and actual structures to ensure required fire protection safety features have been implemented.

Mitigation Measures: No mitigation measures are necessary.

- 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. The project area is not located within a state responsibility wildfire hazard zone (Calfire 2025). The project site is identified as having no Fire Hazard Severity Zone in Local Responsibility Area, per Government Code section 51178. (Calfire 2026). Compliance is ensured due to Fire Department review of site plans, site construction, and the actual structures prior to occupancy to ensure that required fire protection safety features have been implemented.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
10. 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?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
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: 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 off site? 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? impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Project Impacts and Mitigation Measures

The City of Palmdale, Hydrology Study, Multi-Family Residential Development, APN 3052-001-071/-72, 42nd Street East & Avenue S, Palmdale, CA 93552, Duke Engineering, November 2025, and The City of Palmdale 2045 General Plan Update, Final Environmental Impact Report SCH# 2021060494, August 2022, Section 4.10 Hydrology and Water Quality are incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254. The Hydrology Report can be viewed in Appendix I.

- 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. The project will apply best management practices to ensure water quality standards and waste discharge requirements are met. The required Stormwater Pollution Prevention Plan (SWPPP) further ensures no violations would occur.

Construction activities carried out under the proposed project include road improvements and realignments, installation and realignment of utilities and construction of drainage facilities. Construction of the proposed project has the potential to result in soil erosion due to earth-moving activities such as excavation and trenching for foundations and utilities, soil compaction and moving, cut and fill activities, and grading. The proposed project is subject to the National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) adopted by the SWRCB. This project would require development of a Stormwater Pollution Prevention Plan (SWPPP) and to comply with PMC 14.05 Sections 14.05.080 and 14.05.110 which requires submission and approval of detailed grading plans and permitting.

Mitigation Measures: No mitigation measures are necessary.

- 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. The proposed project will proceed with the City's goal of providing additional housing within the planning footprint of the General Plan. Due to the small size of this development, the water demand would not be enough to substantially deplete groundwater supplies or interfere with groundwater recharge. The project is in compliance with the zone designation as noted in the General Plan. The project will require a will serve letter from the Palmdale Water District.

Mitigation Measures: No mitigation measures are necessary.

- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a stream or river or through the addition of impervious surfaces, in a manner that would: result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; 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; or impede or redirect flood flows?*

Less than significant impact. The project would not substantially alter the existing drainage pattern. In the existing condition, the storm runoff northwest of the property. There are no streams, rivers, or washes on the site. Stormwater will collect at new catch basins at the northern portion of the property, drain into an underground detention system where it will slowly percolate into the ground.

Best management practices as required by both NPDES and the SWPPP as overseen by Lahontan Water Quality Control Board ensures control of erosion and siltation during construction.

Mitigation Measures: No mitigation measures are necessary.

- d) *Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

No impact. The project site is not coastal, within a floodplain, or within high-risk flood area (Palmdale 2045).

Mitigation Measures: No mitigation measures are necessary.

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

Less than significant impact: The incorporated FEIR has the following discussion: In Section 4.10.1c, page 4.10.3, *Groundwater*, the Antelope Valley Basin is exempt from the requirements of the Sustainable Groundwater Management Act. The Palmdale Water District has not adopted a groundwater management plan. No regional Groundwater Management Plan currently exists for the Basin. Additionally, Department of Water Resources' (DWR) Bulletin 118, *California's Groundwater* (2019), does not characterize the groundwater basin as overdrafted, however it was deemed a 'low-priority' basin by DWR (PWD 2020).

Page 4.10-17 concluded its analysis on whether the General Plan would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan in this manner: As discussed in Section 4.10.1c, *Groundwater*, the Antelope Valley Basin is exempt from the requirements of SGMA and the PWD and LACWD 40 have not adopted a groundwater management plan. No regional Groundwater Management Plan currently exists for the Basin. Thus, the Plan would not interfere with a sustainable groundwater management plan.

The analysis continues: Water quality in the Planning Area is governed by the Lahontan Regional Water Quality Control Board (LRWQCB), which sets water quality standards in the Water Quality Control Plan for the Lahontan Region (Basin Plan). The Basin Plan identifies beneficial uses for surface water and groundwater and establishes water quality objectives to attain those beneficial uses, together known as water quality standards. The Plan would not interfere with the beneficial uses of local surface water, and as described in Impact HWQ-1, above, would not violate water quality standards or degrade surface water quality. Therefore, the Plan would be consistent with the LRWQCB Basin Plan.

The FEIR further states that since the Plan would be consistent with the LRWQCB Basin Plan and projects carried out under the Plan would be subject to Plan policies that would help to protect local groundwater resources, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
11. Land Use and Planning. Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Project Impacts and Mitigation Measures

The City of Palmdale 2045 General Plan Update, Final Environmental Impact Report SCH# 2021060494, August 2022, Section 4.11 Land Use and Planning is incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

a) Would the project physically divide an established community?

No impact. The proposed project is located on vacant land east of 42nd Street East and south of East Avenue S. Vacant land surrounds the project site on the west, east, and north sides. Residential housing is present to the south of Sorrel Avenue which forms the southern boundary. Since there is no community adjacent to the parcel the proposed project cannot divide an established community.

Mitigation Measures: No mitigation measures are necessary.

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

Less than significant impact. The incorporated FEIR discusses the regional and local land use plans, regulations, and policies that were reviewed and analyzed during development of the General Plan update. This includes Southern California Association of Governments (SCAG), SCAG's 2020 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), Palmdale Zoning Ordinance, Palmdale Specific Plans, etc. This discussion can be found in pages 4.11-1 to 12. The FEIR indicates on page 4.11-8 the following: Because the Plan and its policies are consistent with SCAG's RCP and RTP/SCS and other applicable plans, the Plan would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, the project's consistency with the General Plan would ensure no conflict.

The project complies with the area's zoning designation which is Residential Neighborhood 2 (RN2). The project will meet the Regional Housing Needs Assessment by creating 160 homes within five acres of vacant land to provide much needed housing within the City of Palmdale. The project will not create a conflict with land use plans, policy, or regulation that have been adopted to avoid or mitigate environmental effect by following the applicable policies in the General Plan and the City's guidance in developing and constructing the project. The City's guidance during development reviews, permitting, as well as the environmental analysis process all serve to help avoid conflict and provide a healthy development for the community.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
12. 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?				X
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?				X

Project Impacts and Mitigation Measures

The City of Palmdale 2045 General Plan Update, Final Environmental Impact Report SCH# 2021060494, August 2022, Section 4.12 Mineral Resources is incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

a-b) 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 and 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. The project site is not located within or near the Mineral Resources Extraction Zone. There are two Mineral Resources Extraction Zones which consist of sand and gravel deposits found in flood plains and stream channels located north of the San Gabriel Mountains in the Little Rock and Big Rock Wash areas. The nearest source of mineral resources of concern begins along East Avenue S, east of 70th Street East (City of Palmdale 2022). The full map of the Mineral Resources Extraction Zone can be found in the incorporated FEIR at page 4.12-3. The development of the proposed site would not result in the loss of known mineral resources.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
13. 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?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
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?				X

Project Impacts and Mitigation Measures

The 42nd Street & E Avenue S, Palmdale, Noise Impact Study, February 2026 is incorporated in its entirety by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

a-b) 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? Would the project cause generation of excessive groundborne vibration or groundborne noise levels?

Less than significant impact. The project site is currently vacant land located in the center of urban development and south of East Avenue S which is a major arterial roadway. The site is zoned RN2 which allows development of multi-family residences. Construction of this multi-family residence within the site would be required to follow established standards within the General Plan (City of Palmdale 2022, Rincon 2022). Construction noise would be considered within normal conventional standards for this type of development. This would include complying with restricted construction hours (0630 to 2000) and days (Monday through Saturday) noted in PMC Section 8.28.030. Operational noise associated with the Project would primarily result from vehicular traffic generated by the proposed multi-family residential units and circulation along adjacent roadways. Operational noise levels at the

Project site would be within the “normally acceptable” range for multi-family residential land uses. The residential communities south of Sorrel Avenue would not be significantly impacted by excessive groundborne vibration or noise levels based on calculations indicated in the Noise Study (Page 25, Appendix H).

Mitigation Measures: No mitigation measures are necessary.

- c) *Would the project be 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. This site is not located in the vicinity of an airstrip or airport. The nearest airport, Palmdale Regional (Plant 42), is just over three and a half miles northwest of the project site.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
14. 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)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Project Impacts and Mitigation Measures

Excerpts from City of Palmdale 2045 General Plan Update, Final Environmental Impact Report SCH# 2021060494, August 2022, chapter 4.14 is incorporated in its entirety by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

- 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)?*

No impact. The proposed project would not induce any unplanned population growth. Although the proposed project would provide planned growth into the area as evaluated within the General Plan as RN2 (multi-family). The proposed project will replace vacant land with 160 homes. According to the incorporated document (FEIR) the average size of a household in Palmdale is 3.4. This project would add an estimated 575 persons to the community if all of the renters moved from outside of area. This project does not represent unplanned growth. In fact, the General Plan has encouraged the expansion of Palmdale's housing into this area through zoning. This project provides needed housing and opportunities for planned growth which the City needs.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No impact. The proposed project site consists of vacant land. The proposed project will build needed multi-family homes within the already existing urban environment. No individuals will be displaced necessitating construction replacement housing elsewhere.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
15. Public Services. Would the project:				
Result in substantial adverse physical impacts associated with the provision of new or physically altered government 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:			X	
Fire Protection?			X	
Police Protection?			X	
Schools, parks, other public facilities?			X	

Project Impacts and Mitigation Measures

Excerpts from City of Palmdale 2045 General Plan Update, Final Environmental Impact Report SCH# 2021060494, August 2022, pages 4.15-8 to 13 and 4.16-5) are incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

- 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 following public services; fire or police protection, schools, parks, other public facilities?*

Less than significant impact. The proposed development will construct a multifamily complex with 160 units. The estimated number of persons within the new community is estimated to be approximately 575. The number of individuals using the public services (fire protection, police protection, schools, parks, and other public facilities) would not be considered substantial or requiring new or altered facilities thereby leading to significant environmental impacts.

The General Plan EIR provides background discussion, government codes, regulations, senate bills, and tables of existing facilities to include fire departments, schools, parks, etc. Additionally the EIR includes Goals and Policies the City will strive to implement to ensure adequate public services. See Section 4.15 Public Services, pages 4.15-6 to 4.15-13 and 14.16-5. Excerpts of the EIR in respect to impacts on public services as noted in the Impact Analysis follows, comments outside of the EIR are [bracketed]:

Fire (pages 4.15-8 to 10) – Any new development that occurs would be required to comply with all applicable federal, state, and local regulations governing the provision of fire protection services, including adequate fire access, fire flows, and number of hydrants. This includes the

2019 California Fire Code, which contains project-specific requirements such as construction standards in new structures, ... road widths and configurations designed to accommodate the passage of fire trucks and engines, and requirements for minimum fire flow rates for water mains.

Palmdale Municipal Code requires development applicants to pay development impact fees to mitigate the impacts of that development on the City's existing fire protection facilities. The amount of the fire facilities impact fees collected in accordance with Chapter 3.45 of Palmdale Municipal Code will be limited to the cost of the facilities attributable to new development. The amount of the fire facilities impact fees collected will not include the cost of fire facilities that serve existing development. Fire facility impact fees for residential buildings will be established by resolutions of the City Council, upon the date of final inspection, or the date the certificate of occupancy is issued.

Police (pages 4.14-10 to 11) - Police protection services are not "facility-driven," meaning such services are not as reliant on facilities in order to effectively patrol a beat. An expansion of, or intensification of development within, a beat does not necessarily result in the need for additional facilities if police officers and patrol vehicles are equipped with adequate telecommunications equipment in order to communicate with police headquarters.....

New structures facilitated by the Plan would be in the existing service area of LACoSD and would not require expansion of the service area or for the LACoSD to respond to calls in a new or more distant area.

Development of the Plan [General Plan] would not result in the need to construct new police facilities. Impacts to police protection service would be less than significant. In addition, implementation of the following Plan goals and policies would further ensure that impacts related to police protection services would be less than significant.

As discussed in the FEIR in the above paragraphs that new structures would be in the existing service area - The proposed residential development is within the General Plan and the existing service area of LACoSD.

Schools (pages 4.15-12 to 13) - individual projects facilitated by the Plan would be subject to development impact fees, which pursuant to California Government Code Section 65995, payment of these fees by a developer serves to mitigate all potential impacts on school facilities that may result from implementation of a project to a less-than-significant level.

Parks (page 4.16-5) - The PMC requires the payment of in-lieu park fees and development impact fees, which would generate funds for additional parkland. Additionally, goals and policies of the Plan [*City implemented*] would facilitate the addition of parkland to comply with the target parkland-to-population ratio.

Since the fees are now required by the PMC, the General Plan, and regulation they are nondiscretionary and therefore not considered mitigation measures.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
16. 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?			X	
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?			X	

Project Impacts and Mitigation Measures

Excerpts from City of Palmdale 2045 General Plan Update, Final Environmental Impact Report SCH# 2021060494, August 2022, chapter 4.16 is incorporated in its entirety by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

a-b) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? Does the project include recreational facilities or require the construction of recreational facilities which might have an adverse physical effect on the environment?

Less than significant impact. As noted in the incorporated document “The PMC requires the payment of in-lieu park fees and development impact fees, which would generate funds for additional parkland. Additionally, goals and policies of the Plan would facilitate the addition of parkland to comply with the target parkland-to-population ratio. Existing parks in the project vicinity include Dry Town Water Park on 40th Street East and Avenue S, Joshua Hills Park on 30th Street East and Fairfield Avenue, and Domenic Massari Park on 55th Street East and Avenue R-4 are less than 1.5 miles from the proposed project site. The project also includes common open areas which include outdoor courtyards with seating and play equipment, a dog park, and a shared community room to provide on-site recreational amenities to the residents.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
17. Transportation. Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Project Impacts and Mitigation Measures

The Affordable Housing Communities Project Traffic Impact Study, MDA, January 2026, Appendix J, in its entirety is incorporated by reference per CEQA Guidelines (2025), Section 15150 Incorporation by Reference (a), page 254.

- a) *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Less than significant impact. The City's General Plan Circulation Element, the Land Use and Community Design Element contain goals and policies for the circulation system for communities within the City of Palmdale. The project's internal driveways and parking areas will be constructed to Palmdale's residential street/parking standards and will accommodate two-way vehicle travel, refuse collection, and emergency apparatus, meeting the City's goal and policies for roadways.

The project is located on Avenue S, which is served by regular transit service operated by the AVTA. The project also has direct access to a separated Class IV bike lane, which connects the project site along Avenue S to the vicinity of SR-14.

Several goals and policies in Palmdale's Circulation System Plan and Land Use and Community Design intended to promote healthy community development deal specifically with pedestrian circulation flow (walking/biking). The project, as noted in the VMT analysis (see b) below), replaces the vacant land with pedestrian infrastructure, increased sidewalk coverage enhancing the pedestrian network improving walkability. This reduces travel by increasing the likelihood that short trips are made by walking rather than driving. The sidewalk coverage will be designed to be through continuous internal sidewalks. Curb ramps and marked crossings will be provided to maintain an accessible path of travel within the development. Bicycle circulation will occur on the same low speed internal streets so that residents can ride within the complex.

General Plan Circulation Element:

Goal C2: Reduce the number of trips and vehicle miles traveled by individuals within the Planning Area, to meet regional transportation and air quality goals.

Land Use and Community Design

Goal LUD-1 Complete Neighborhoods where residents can reach daily amenities, local retail, services, parks, and public facilities within a short twenty minute walk.

LUD-1.3 Access to Amenities. Strive to create development patterns such that the majority of residents are within twenty minutes or less walking distance of a variety of neighborhood-serving uses in Village Centers, such as parks, grocery stores, restaurants, places of worship, cafes, dry cleaners, laundromats, banks, hair care, pharmacies, civic uses, and similar uses.

LUD-1.5 Multimodal Connectivity. Promote walking to services, biking and transit use by requiring a high level of connectivity for pedestrians, bicycles, and vehicles in major developments (except where existing development or natural features prohibit connectivity). Seek to improve walk, bike, and transit travel within existing complete neighborhoods.

Goal LUD-5 All new major development in the city is designed to support high quality neighborhoods.

LUD-5.4 Access to Retail/Services. Strive for a high level of connectivity of residents to neighborhood services through site design, open space linkages, and bicycle facilities. Plan for 90 percent of residents (except for in rural residential designations) to be within a twenty minute walking distance of retail and neighborhood services.

The project is consistent with these goals and policies providing access to public transportation, retail shopping, schools and other City amenities. Safe pedestrian crossings are available that provide safe walking or bicycling access to public transit, commercial/retail amenities, and public facilities (parks, schools, library).

Mitigation Measure. No mitigation measures are necessary.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?*

No Impact. Page ii of incorporated report: In accordance with the SB 743 Vehicle Miles Traveled (VMT) Implementation Guidelines for the City of Palmdale (May 13, 2024), the Project qualifies for VMT screening under the City's Affordable Housing land use screening criterion. Projects meeting this criterion are presumed to result in less-than-significant VMT impacts. Based on this screening determination, no additional project-level VMT analysis is required, and the Project is recommended for approval without further VMT evaluation.

Mitigation Measures: No mitigation measures are necessary.

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

Less than significant impact. No hazards will be created for residents or emergency vehicles within the proposed project due to geometric design features such as sharp curves or dangerous intersections or incompatible uses. As part of the project a new traffic signal is proposed at the intersection of East Avenue S and 42nd Street East. This improvement will be installed prior to the issuance of the first certificate of occupancy among the three properties that bound the intersection.

Mitigation Measures. No mitigation measures are necessary.

- d) *Would the project result in inadequate emergency access?*

Less than significant impact. Temporary lane closures during construction would occur but two way traffic would still be maintained along East Avenue S, 42nd Street East, and Sorrel Avenue. The project will obtain an Encroachment, Grading, and Landscaping Permit as required from the City of Palmdale. The LACoFD reviews site circulation plans ensuring on-site lane widths and ingress/egress configurations are compatible with emergency vehicles. The project designs will comply with applicable standards for emergency vehicle access.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
18. Tribal Cultural Resources. 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:				
a) 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)		X		
b) A resource determined by the lead agency, in its discretion and is 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 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American Tribe.		X		

Project Impacts and Mitigation Measures

- a-b) *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 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 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) to Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Less than significant with mitigation. There are no resources present on this site listed in the California Register of Historical Resources or in a local register. No indication was noted in the Cultural Resource Study as indicated in 5. Cultural Resources above. The Cultural Study indicates a record search and field survey was accomplished and no significant impact would occur (RT Factfinders 2018).

Through the AB 52 consultation request YSMN and FTBML provided mitigations for Cultural and Tribal Resources in case of unexpected discoveries.

Mitigation Measures:

TCR 1. The YSMN and FTBMI shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with FTBMI and YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN and FTBMI for the remainder of the project, should they elect to place a monitor on-site.

Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to FTBMI and YSMN. The Lead Agency and/or applicant shall, in good faith, consult with each throughout the life of the project.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
19. Utilities and Service Systems.				
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?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
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?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impact the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Project Impacts and Mitigation Measures

- 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. The proposed project site is located within an urbanized area which is serviced by existing utilities infrastructure. The project site is within the service boundaries of the Palmdale Water District. No impediments are anticipated for these services to be extended to the residences. Further discussion follows:

The average water usage for a household according the US Environmental Protection Agency (EPA) is 82 gallons per day. At 82 gallons per day one household would be less than 30,000 gallons per year. Given there are 160 households in the proposed project the projected water usage would be less than 25 acre feet a year.

The 2020 PWD Urban Water Management Plan projections are provided below.

Table 3. Normal Year Water Supply and Demand Comparison (acre-feet per year)

Normal Year Water Supply and Demand Comparison (acre-feet per year) (Table 2 in UWMP report)					
	2025	2030	2035	2040	2045
Estimated Service Area Population	126,998	132,003	138,554	145,962	153,766
Water Supply Totals	36,725	35,315	35,345	35,375	35,375
Water Demand Totals	20,220	21,310	22,980	24,780	26,250
Source: 2020 PWD Urban Water Management Plan					

The proposed project would need less 25 acre feet of water a year which is an insignificant amount compared to the supply and demand projections. This project would not cause an increase in service significant enough to require or result in a need for the relocation or construction of new or expanded water facilities.

Wastewater services would be provided by the Palmdale Water Reclamation Plant (Los Angeles County Sanitation District 20) which has the capacity to treat 12 million gallons of wastewater per day. The average wastewater generation per day per household according the US Environmental Protection Agency (EPA) is estimated to be from 53 to 79 gallons per day. The 160 homes would be projected to generate between less than 20,000 gallons per day which is considered an insignificant increase. This project would not cause a significant impact to the wastewater treatment facilities service that would require or result in a need for the relocation or construction of new or expanded wastewater treatment facilities.

Southern California Edison (SCE) provides electricity to the City of Palmdale. Southern California Gas Company (SoCal Gas) provides natural gas to the City of Palmdale. Telecommunication utilities, including phone, internet, and television, are mainly a privately owned enterprise and are offered by a variety of companies in Palmdale and the surrounding area. Construction activities related to utility extensions are not anticipated to cause significant environmental effects. The work will occur within existing rights-of-way and will be integrated into the overall project construction plan. No additional electric power, natural gas, or telecommunications facilities would be required due to this development. Lines going into the housing units would be part of the construction process. No relocation or construction of public facilities will be required.

- b) *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. The project is within the PWD who would supply potable water to the multi-family development. The proposed project is estimated to need 25 acre feet of water a year. This is an insignificant amount of water requirement whether it is a normal, dry or multiple dry years. The project would be constructed in accordance with all applicable California Building Code (CBC) standards, which mandate water-efficient fixtures and features and requirements to adhere to water conservation measures for landscaping. This would be expected to lower the water usage by as much as 20 percent (USEPA). Additionally, the project will be required to obtain a Will Serve letter from PWD.

Mitigation Measures: No mitigation measures are necessary.

- 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. The Palmdale Water Reclamation Plant (Los Angeles County Sanitation District 20) has the capacity to treat 12 million gallons of wastewater per day. The average wastewater generation per day per household according the US Environmental Protection Agency (EPA) is estimated to be from 53 to 79 gallons per day. The 160 homes would be projected to generate less than 20,000 gallons per day would be considered an insignificant increase.

Mitigation Measures: No mitigation measures are necessary.

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

Less than Significant Impact. During site grubbing and clearance, green waste would be generated and disposed of in the local Class III landfill. Trash and debris generated during construction of the project would also be disposed of at a Class III landfill. The Antelope Valley Landfill is the closest landfill to the project site. Fees for disposing of green waste and non-hazardous waste will be paid by the project proponent. Once the project has been constructed, household trash will also be disposed of at the Antelope Valley Landfill. Households are expected to generate approximately 10 pounds of solid waste per dwelling unit per day. The number of dwelling units in this project is 160 which would be estimated to generate approximately less than 2,000 pounds per day. The Antelope Valley Landfill disposes of 5,548 tons per day with a capacity of 17,911,25 cubic yards. The anticipated waste generated is not expected to exceed the capacity of the local trash conveyors or the local landfill. The project will comply with all federal, state, local management and reduction statutes/regulations for solid waste disposal.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impact an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
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?				X
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?				X

Project Impacts and Mitigation Measures

a-d) Substantially impact an adopted emergency response plan or emergency evacuation plan? Due to slope, prevailing winds, and other factors, exacerbate wildlife risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? 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? 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. The project area is not located within a state responsibility wildfire hazard zone (Calfire 2025). The project site is identified as having no Fire Hazard Severity Zone in Local Responsibility Area, per Government Code section 51178. (Calfire 2026). Compliance is ensured due to Fire Department review of site plans, site construction, and the actual structures prior to occupancy to ensure that required fire protection safety features have been implemented.

Mitigation Measures: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant Impact with Mitigation	Less than Significant Impact	No Impact
21. Mandatory Findings of Significance				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
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)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- 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 with mitigation. As discussed in Section 4, Biological Resources, the project site contains no sensitive wildlife or plant species. Burrowing owl is a candidate species for listing under CESA. Even though no burrowing owl or their sign due to their status and that California ground squirrel burrows that are present currently could in the future potentially provide cover sites for burrowing owl mitigation was required. **BIO 1**, a take avoidance preconstruction survey would ensure burrowing owl protection in case they immigrate into the project site prior to construction activities. No cultural or tribal resources were detected

during the cultural resource surveys within or adjacent to the project site. However, there is a chance during ground disturbance to uncover yet unknown resources. **CUL 1**, **CUL 2**, and **TCR 1** will ensure that any previously undiscovered resources or human remains are protected and handled appropriately with Tribal assistance. Impacts would be less than significant with the mitigation incorporated; therefore, the project would not substantially degrade the quality of the environment due to impacts associated with biological and cultural resources.

- 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)?*

No impact. No cumulatively considerable impacts are expected from this project, which is a 160 unit affordable housing project in an urban area which is served by utilities and infrastructure, including roadways and transit service. Several goals and policies in Palmdale's Circulation System Plan and Land Use and Community Design intended to promote healthy community development deal specifically with pedestrian circulation flow (walking/biking). The project, as noted in the VMT analysis, replaces the vacant land with pedestrian infrastructure, increased sidewalk coverage enhancing the pedestrian network improving walkability not only for the project but enhances the surrounding community. Installation of a signalized light will increase efficiency on the existing roads which will also enhance the surrounding community. The project is located on Avenue S, which is served by regular transit service operated by the AVTA. The project also has direct access to a separated Class IV bike lane, which connects the project site along Avenue S to the vicinity of SR-14. As concluded in sections 1 through 20, the project would have no impact, less than significant impact, or less than a significant impact with mitigation incorporated, with respect to all environmental issues considered in the document. Cumulative impacts related to several other resource areas have been addressed in the individual resource sections of this IS-MND, including air quality, GHG emissions, noise, and transportation (see CEQA Guidelines Section 15064(h)(3)).

Two other housing projects within or close to a mile from the project site are being planned which would increase the population of the area by an estimated 1,038 individuals in addition to the estimated 480 individuals for this proposed project. This still is consistent with the growth predicted within the General Plan. The two projects are SPR24-0003, a 330 unit multi-family housing project in and around 27th Street East and Avenue R-12 and TTM65278 which is intended to subdivide 5 acres into 16 single-family residential lots at 30th Street East and Avenue R-4. Both these projects either have or will be required to undergo the CEQA analysis project and implement mitigation measures as necessary to prevent cumulative impacts.

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

No impact. Impacts to human beings are associated primarily with air quality, geological, hazards and hazardous materials, noise impacts, utility systems, and transportation. No issues were identified in any areas that required mitigations to prevent substantial adverse effects on human beings either directly or indirectly. Appropriate measures have been incorporated within the various reports particularly geological (seismic, ground stability, etc.), transportation (pedestrian facilities, signalized intersection, etc.) and no mitigations were found to be necessary. The design and construction of this multi-family complex have been found to be feasible and safe as noted in the individual elements.

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- Calfire 2026. Fire Hazard Severity Zones Maps. <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008> . Accessed April 2026.
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- MD Acoustics. 2026. 42nd Street Multifamily Project, Air Quality, Greenhouse Gas, and Energy Impact Study, City of Palmdale, CA. MD Acoustics, 1197 Los Angeles Avenue, Ste C-256, Simi Valley, California 93065. 51airpp. + appendices.

RT Factfinders. 2018. Phase I Cultural Resource Investigation for a 5-Acre Property, Southeast of the Intersection of 42nd Street East and East Avenue S, Palmdale, Los Angeles, California. RT Factfinders, 630 Peridot Place, Fairfield, California 94534. 10pp. + attachments.

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