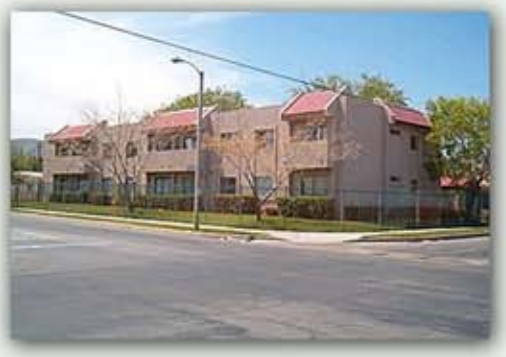
Final • August 2012

Housing Element Update Environmental Impact Report






Prepared for

CITY OF PALMDALE 50 FIFTIETH ANNIVERSARY 1962 2012

Prepared by

RBF CONSULTING
A Baker Company

FINAL
ENVIRONMENTAL IMPACT REPORT

CITY OF PALMDALE HOUSING ELEMENT UPDATE

SCH NO. 2012011007

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TABLE OF CONTENTS

11.0 Mitigation Monitoring Program

11.0 MITIGATION MONITORING PROGRAM

Section 1.0 and Section 5.0 of this EIR identify the mitigation measures that will be implemented to reduce the impacts associated with the Housing Element Update. The California Environmental Quality Act (CEQA) was amended in 1989 to add Section 21081.6, which requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in Public Resources Code Section 21081.6,

> *. . . the public agency shall adopt a reporting or monitoring program for the changes to the project which it has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment.*

Public Resources Code Section 21081.6 provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined prior to final certification of the EIR.

The mitigation monitoring table below lists those mitigation measures that may be included as conditions of approval for the project. These measures correspond to those outlined in Section 1.0 and discussed in Section 5.0. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The applicant/developer of specific future projects will have the responsibility for implementing the measures, and the various City of Palmdale departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

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HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TRANSPORTATION AND CIRCULATION							
TR-1	*Implement Project-Specific Transportation Demand Management Program* – As development occurs within the rezone project area, project applicants shall demonstrate, subject to the City's approval, implementation of transportation demand management (TDM) measures to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. TDM measures may include but are not limited to financial contribution to creation and operation of a local shuttle to link land uses with park-and-ride lots and transit facilities (regional bus stations, Palmdale Transportation Center, etc.), ridesharing, bike/transit integration, cycling improvements, improved bike/pedestrian facilities, increased park-and-ride, telework, and alternative work schedules, etc.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-2	Palmdale Boulevard (SR-138) between 5th Street East and 6th Street East – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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TR-3	Palmdale Boulevard (SR-138) between 6th Street East and 10th Street East – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Consistent with the City of Palmdale Circulation Element, future development projects within the rezone project area shall make a fair share contribution to widen/restripe Palmdale Boulevard (SR-138) between Sierra Highway and 10th Street East from a four-lane road to a six-lane road. In order to support increased vehicular and rail traffic at the Palmdale Boulevard (SR-138)/ Railroad crossing, preparation of a Project Study Report (PSR) is recommended to comprehensively review goals for the local circulation network and to determine if a roadway/railroad grade separation, widening, or other improvements are appropriate.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program/ Preparation of a PSR	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-4	Palmdale Boulevard (SR-138) between 10th Street East and 15th Street East – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Consistent with the City of Palmdale Circulation Element, future development projects within the rezone project area shall make a fair contribution to restripe Palmdale Boulevard (SR-138) between 10th Street East and 15th Street East from a four-lane road to a six-lane road.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TR-5	Northbound SR-14 Ramps/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-6	Sierra Highway/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Future development projects within the rezone project area shall make a fair share contribution to widen the eastbound Palmdale Boulevard (SR-138) approach from one left-turn lane, two through lanes, and one right-turn lane to consist of one left-turn lane, two through lanes, and one shared through/right-turn lane. Widen the westbound Palmdale Boulevard (SR-138) approach from one left-turn lane, two through lanes, and one right-turn lane to consist of one left-turn lane, two through lanes, and one shared through/right-turn lane. In order to support increased vehicular and rail traffic at the Palmdale Boulevard (SR-138)/Railroad crossing, preparation of a PSR is recommended to comprehensively review goals for the local circulation network and to determine if a roadway/railroad grade separation, widening, or other improvements are appropriate.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program/ Preparation of a PSR	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TR-7	10th Street East/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-8	12th Street East/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Future development projects within the rezone project area shall make a fair share contribution to signalize the 12th Street East/Palmdale Boulevard (SR-138) intersection. If avoidance of an additional traffic signal is desired, the City shall identify and implement alternative solutions which provide acceptable traffic operations in lieu of signalizing the study intersection.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program and/or Implementation of Alternative Solutions and Verification of Acceptable Traffic Operations	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TR-9	15th Street East/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Future development projects within the rezone project area shall make a fair share contribution to signalize the 15th Street East/Palmdale Boulevard (SR-138) intersection.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-10	Palmdale Boulevard (SR-138) between Division Street and 5th Street East – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-11	5th Street East/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-1 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
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TR-12	Implement Project-Specific Transportation Demand Management Program – As development occurs within the rezone project area, project applicants shall demonstrate, subject to the City's approval, implementation of transportation demand management (TDM) measures to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. TDM measures may include but are not limited to financial contribution to creation and operation of a local shuttle to link land uses with park-and-ride lots and transit facilities (regional bus stations, Palmdale Transportation Center, etc.), ridesharing, bike/transit integration, cycling improvements, improved bike/pedestrian facilities, increased park-and-ride, telework, and alternative work schedules, etc. (Same as Mitigation Measure TR-1).	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-13	10th Street East between Avenue Q and Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Consistent with the City of Palmdale Circulation Element, future development projects within the rezone project area shall make a fair share contribution to widen/restripe 10th Street East between Avenue Q and Palmdale Boulevard (SR-138) from a 2-lane road to a 4-lane roadway. While most of the roadway is a 4-lane divided roadway, a portion near Palmdale Boulevard currently only provides one northbound lane.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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TR-14	Palmdale Boulevard (SR-138) between 10th Street East and 15th Street East – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Consistent with the City of Palmdale Circulation Element, future development projects within the rezone project area shall make a fair share contribution to restripe Palmdale Boulevard (SR-138) between 10th Street East and 15th Street East from a four-lane road to a six-lane road. (Same as Mitigation Measure TR-4).	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-15	11th Street East/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Future development projects within the rezone project area shall make a fair share contribution to signalize the 11th Street East/Palmdale Boulevard (SR-138) intersection. If avoidance of an additional traffic signal is desire, implement alternative solutions which provide acceptable traffic operations in lieu of signalizing the study intersection.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TR-16	12th Street East/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Future development projects within the rezone project area shall make a fair share contribution to signalize the 12th Street East/Palmdale Boulevard (SR-138) intersection. If avoidance of an additional traffic signal is desired, implement alternative solutions which provide acceptable traffic operations in lieu of signalizing the study intersection. (Same as Mitigation Measure TR-8).	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program and/or Implementation of Alternative Solutions and Verification of Acceptable Traffic Operations	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-17	15th Street East/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Future development projects within the rezone project area shall make a fair share contribution to signalize the 15th Street East/Palmdale Boulevard (SR-138) intersection. (Same as Mitigation Measure TR-9).	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
TR-18	Palmdale Boulevard (SR-138) between Division Street and 5th Street East – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-19	Palmdale Boulevard (SR-138) between 5th Street East and 6th Street East – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-20	Palmdale Boulevard (SR-138) between 6th Street East and 10th Street East – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Additionally, consistent with the City of Palmdale Circulation Element, future development projects within the rezone project area shall make a fair share contribution to widen/restripe Palmdale Boulevard (SR-138) between Sierra Highway and 10th Street East from a four-lane road to a six-lane road. In order to support increased vehicular and rail traffic at the Palmdale Boulevard (SR-138)/ Railroad crossing, preparation of a PSR is recommended to comprehensively review goals for the local circulation network and to determine if a roadway/railroad grade separation, widening, or other improvements are appropriate.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program/ Preparation of a PSR	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
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TR-21	5th Street East/Palmdale Boulevard (SR-138) – Implement Mitigation Measure TR-12 to reduce daily and peak hour traffic generation by a minimum of ten (10) percent. Additionally, future development projects within the rezone project area shall make a fair share contribution to widen the northbound 5th Street East approach from one left-turn lane, one through lane, and one right-turn lane to consist of two left-turn lanes, one through lane, and one right-turn lane. The City shall implement protected traffic signal phasing for north-south movements.	Prior to Issuance of Building Permits	Implementation of TDM Measures/ Issuance of Building Permits/ Fair Share Contribution into Mitigation Fee Program	City of Palmdale Public Works Department/ City of Palmdale Planning Department			
TR-23	Implement Transit System Improvements – As development occurs within the Traffic Impact Analysis study area, project applicants shall coordinate with the local transit agency and the City to identify transit-supportive infrastructure and the potential to contribute to transit system improvements, such as increased fixed route service frequency or implementation of a shuttle system linking the project area with the Palmdale Transportation Center and other key nodes of activity within the area such as the Civic Center, parks, and schools. Timing and implementation of improvements and/or contributions shall be identified and verification provided to the City.	Prior to Issuance of Building Permits	Verification of Timing and Implementation of Transit Improvements/ Issuance of Building Permits	City of Palmdale Public Works Department/ City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
AIR QUALITY							
AQ-1	During clearing, grading, earth-moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust preventive measures using the following procedures, as specified by the AVAQMD, including but not limited to AVAQMD Rule 401, Visible Emissions, and Rule 403 Fugitive Dust: • On-site vehicle speed shall be limited to 15 miles per hour; • All on-site construction roads with vehicle traffic shall be watered periodically; • Streets adjacent to the Project's reach shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust; • All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day; • All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 35 miles per hour averaged over one hour) so as to prevent excessive amounts of dust;	Periodic Site Inspections	Ongoing During Construction	City of Palmdale Public Works Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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	• All material transported on-site or off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust; • The area disturbed by clearing, grading, earth-moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust; and • These control techniques shall be indicated on project grading plans. Compliance with this measure shall be subject to periodic site inspections by the City of Palmdale.						
AQ-2	All trucks hauling excavated or graded material on-site shall comply with State Vehicle Code Section 23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4), as amended, regarding the prevention of such material spilling onto public streets.	Periodic Site Inspections	Ongoing During Construction	City of Palmdale Public Works Department			
AQ-3	During construction activities, excessive construction equipment and vehicle exhaust emissions shall be controlled by implementing the following procedures, as specified by the AVAQMD: • Properly and routinely maintain all construction equipment, as recommended by manufacturer manuals, to control exhaust emissions; • Shut down equipment when not in use for extended periods of time to reduce emissions associated with idling engines;	Periodic Site Inspections	Ongoing During Construction	City of Palmdale Public Works Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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	• Encourage ride sharing and use of transit transportation for construction employee commuting to the project sites; • Use electric equipment for construction whenever possible in lieu of fossil fuel-fired equipment; and • Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing construction activity during the peak-hour of vehicular traffic on adjacent roadways.						
AQ-4	The construction contractor shall adhere to AVAQMD District Rule 1113 (Architectural Coatings) to limit volatile organic compounds from architectural coatings. This rule specifies architectural coatings storage, clean up and labeling requirements.	Periodic Site Inspections	Ongoing During Construction	City of Palmdale Public Works Department			
AQ-5	All building demolition activities shall adhere to AVAQMD District Rule 1403 (Asbestos Emissions From Demolition/Renovation Activities) and Regulation X (National Emissions Standards for Hazardous Air Pollutants). Additionally, the demolished material shall be transported off-site expeditiously after demolition of the structure.	Periodic Site Inspections	Ongoing During Construction	City of Palmdale Public Works Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
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					Initials	Date	Remarks
NOISE							
NOI-1	To reduce noise impacts due to construction, project applicants shall require construction contractors to implement a site-specific noise reduction program, subject to City review and approval, which includes the following measures, ongoing through demolition, grading, and/or construction: • Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically-attenuating shields or shrouds, wherever feasible). • Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electronically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of five dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.	Periodic Site Inspections	Review and Approval of Noise Reduction Program/ Ongoing During Demolition, Grading, and/or Construction Activities	City of Palmdale Public Works Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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	• Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and incorporate insulation barriers, or other measures to the extent feasible.						
NOI-2	Prior to the issuance of each grading permit, project applicants shall submit to the Public Works Department a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures shall include the following: • A procedure and phone numbers for notifying the City Public Works Department staff and Palmdale Sheriff's Department (during regular construction hours and off-hours); • A sign posted on-site pertaining the permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours); and • A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.	Prior to Issuance of Grading Permits/ Periodic Site Inspections	Issuance of Grading Permits/ Ongoing During Construction Activities	City of Palmdale Public Works Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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NOI-3	The City shall require future developments to implement the following measures to reduce the potential for human annoyance and architectural/structural damage resulting from elevated groundborne noise and vibration levels. • Pile driving within a 50-foot radius of occupied units or designated historic structures shall utilize alternative installation methods where possible (e.g., pile cushioning, jetting, predrilling, cast-in-place systems, resonance-free vibratory pile drivers). • The preexisting condition of all designated historic buildings within a 50-foot radius of proposed construction activities shall be evaluated during a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing) prior to construction. All damage shall be repaired back to its preexisting condition.	Prior to Issuance of Grading Permits	Preparation and Approval of Preconstruction Survey/ Verification of Alternative Installation Methods/ Ongoing During Construction	City of Palmdale Public Works Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
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HAZARDS AND HAZARDOUS MATERIALS							
HAZ-1	Prior to demolition and/or rehabilitation activities, an asbestos survey shall be conducted by an Asbestos Hazard Emergency Response Act (AHERA) and Cal OSHA certified building inspector to determine the presence or absence of asbestos containing-materials (ACMs). If ACMs are located, abatement of asbestos shall be completed prior to any activities that would disturb ACMs or create an airborne asbestos hazard. Asbestos removal shall be performed by a State certified asbestos containment contractor in accordance with the Antelope Valley Air Quality Management District (AVAQMD) Rule 1403.	Prior to Demolition and/or Rehabilitation Activities	Preparation and Approval of an Asbestos Survey/ Issuance of Demolition Permits	City of Palmdale Building and Safety Division			
HAZ-2	If paint is separated from building materials (chemically or physically) during demolition of the structures, the paint waste shall be evaluated independently from the building material by a qualified Environmental Professional. If lead-based paint is found, abatement shall be completed by a qualified lead specialist prior to any activities that would create lead dust or fume hazard. Lead-based paint removal and disposal shall be performed in accordance with California Code of Regulation Title 8, Section 1532.1, which specifics exposure limits, exposure monitoring and respiratory protection, and mandates good worker practices by workers exposed to lead. Contractors performing lead-based paint removal shall provide evidence of abatement activities to the City Project Engineer.	During Demolition Activities	Closure/ Concurrence Letter From Appropriate Regulatory Agency	City of Palmdale Building and Safety Division			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
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HAZ-3	A formal Phase I Environmental Site Assessment (ESA) shall be prepared on a project-by-project basis for any vacant, commercial, and industrial properties involving hazardous materials or waste. The Phase I ESA shall be prepared in accordance with ASTM Standard Practice E 1527-05 or the Standards and Practices for All Appropriate Inquiry (AAI), prior to any land acquisition, demolition, or construction activities. The Phase I ESA would identify specific Recognized Environmental Conditions (RECs), which may require further sampling/remedial activities by a qualified hazardous materials Environmental Professional with Phase II/site characterization experience prior to land acquisition, demolition, and/or construction. The Environmental Professional shall identify proper remedial activities, if necessary.	Prior to Land Acquisition and/or Construction Activities	Preparation and Approval of Phase I ESA/ Issuance of Demolition/ Grading Permits	City of Palmdale Planning Department			
HAZ-4	If unknown wastes or suspect materials are discovered during construction by the contractor that are believed to involve hazardous waste or materials, the contractor shall comply with the following: • Immediately cease work in the vicinity of the suspected contaminant, and remove workers and the public from the area; • Notify the City's Project Engineer; • Secure the area as directed by the Project Engineer; and Notify the implementing agency's Hazardous	During Construction Activities	Closure/ Concurrence Letter From Appropriate Regulatory Agency	City of Palmdale Planning Department/ City of Palmdale Public Works Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
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	Waste/Materials Coordinator. The Hazardous Waste/Materials Coordinator shall advise the responsible party of further actions that shall be taken, if required.						
BIOLOGICAL RESOURCES							
BIO-1	As development occurs within the rezone area, a site-specific Biological Resources Assessment shall be conducted for future development projects in known or suspected natural habitat areas by a qualified Biologist, prior to an application being deemed complete, to determine the potential presence/absence of candidate, sensitive, or special status species, as well as the presence/absence of habitat that would support these species.	Prior to Development Application Approval	Preparation and Approval of a Biological Resources Assessment/ Development Application Deemed Complete	City of Palmdale Planning Department			
BIO-2	If deemed necessary by the site-specific Biological Resources Assessment, a Focused Survey of the proposed development site shall be conducted by a qualified Biologist, prior to any ground disturbance, for sensitive plant and wildlife species that are federally- or state-listed as endangered or threatened, having moderate to high potential for occurrence on the proposed development site.	Prior to Ground Disturbance Activities	Preparation and Approval of Focused Survey/ Issuance of Grading Permits	City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
BIO-3	If deemed necessary by the Biological Resources Assessment, a pre-construction Burrowing Owl Survey shall be conducted to determine the presence/absence of the burrowing owl on the proposed development site, before any ground disturbance occurs. The Survey shall be conducted by a qualified Biologist according to the standard protocol established by CDFG and the Burrowing Owl Consortium (BOC). If burrowing owls are determined to be present on the development site, mitigation for potential impacts to owls shall follow the guidelines outlined by the BOC, including passive relocation during the non-breeding season.	Prior to Ground Disturbance Activities	Preparation and Approval of Pre-Construction Burrowing Owl Survey/ Issuance of Grading Permits	City of Palmdale Planning Department			
BIO-4	If deemed necessary by the Biological Resources Assessment, focused Trapping Surveys shall be conducted to determine the presence/absence of the Mohave ground squirrel on the proposed development site prior to any ground disturbance. The Surveys shall be conducted according to the guidelines established by CDFG. If Mohave ground squirrel is determined to be present onsite, a State Permit shall be obtained pursuant to CDFG Code Section 2081.	Prior to Ground Disturbance Activities	Preparation and Approval of Focused Trapping Surveys/ Issuance of Grading Permits	City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
BIO-5	Prior to approval of a Tentative Tract or Parcel Map, a qualified wetland specialist shall conduct a wetland delineation of all jurisdictional waters within a site, in accordance with USACE methodology. If needed, the specialist shall also submit a request for a streambed alteration agreement from CDFG, and prepare/submit a request for a jurisdictional determination to the USACE or CDFG. For waters not under the jurisdiction of the USACE, but under the jurisdiction of the RWQCB, the specialist shall submit the delineation documents along with the USACE jurisdictional determination to the RWQCB and request an assessment of jurisdiction. If the areas are subject to USACE or RWQCB jurisdiction, then the regulatory requirements of these agencies shall be implemented.	Prior to Tentative Tract or Parcel Map Approval	Preparation and Approval of a Wetland Delineation/ Request for Agreements and Determinations, from the Appropriate Regulatory Agencies/ Compliance with Regulatory Agency Requirements.	City of Palmdale Planning Department			
BIO-6	Impacts to migratory wildlife potentially impacted by future development shall be fully evaluated, including proposals to remove/disturb native and ornamental landscaping and other nesting habitat for native birds.	Prior to Ground Disturbance Activities	Issuance of Grading Permits	City of Palmdale Planning Department			

HOUSING ELEMENT UPDATE ENVIRONMENTAL IMPACT REPORT							
MITIGATION MONITORING PROGRAM							
Mitigation Measure		Monitoring Timing/Frequency	Action Indicating Compliance	Monitoring Agency	Verification of Compliance		
					Initials	Date	Remarks
BIO-7	If deemed necessary by the Biological Resources Assessment, project construction activities (including disturbances to vegetation) shall take place outside of the breeding bird season (February 1 to September 1), in order to avoid take (including disturbances, which would cause abandonment of active nests containing eggs and/or young). If project construction activities cannot avoid the breeding season, nest surveys shall be conducted and active nests shall be avoided and provided with a minimum buffer, as determined by a biological monitor.	Prior to Issuance of Grading Permits/ Prior to Construction Activities	Issuance of Grading/ Construction Permits	City of Palmdale Planning Department			
CULTURAL RESOURCES							
CUL-1	In the event that archeological and/or paleontological resources are unearthed during excavation and grading activities of future residential development, the contractor shall cease all earth-disturbing activities within a 100-meter radius of the area of discovery and shall retain a qualified archaeologist and/or paleontologist to evaluate the significance of the finding and appropriate course of action. Salvage operation requirements pursuant to Section 15064.5 of the CEQA Guidelines shall be followed. Work within the area of discovery shall resume only after the resource has been appropriately mitigated.	During Excavation and Grading Activities	Retain a Qualified Archaeologist and/or Paleontologist/ Compliance with CEQA Guidelines for Salvage Operation if resources are discovered	City of Palmdale Planning Department			

12.0 Comments and Responses

12.0 COMMENTS AND RESPONSES

12.1 CEQA REQUIREMENTS

Before approving a project, the California Environmental Quality Act (CEQA) requires the Lead Agency to prepare and certify a Final Environmental Impact Report (EIR).

In accordance with Sections 15120 through 15132 and Section 15161 of the CEQA Guidelines, the City of Palmdale has prepared an EIR for the Housing Element Update (SCH #2012011007). The Comments and Responses section, combined with the Draft EIR and Mitigation Monitoring Program, comprise the Final EIR.

The following is an excerpt from the CEQA Guidelines, Section 15132, Contents of Final Environmental Impact Report:

The Final EIR shall consist of:

(a) The Draft EIR or a version of the draft.

(b) Comments and recommendations received on the Draft EIR either verbatim or in summary.

(c) A list of persons, organizations, and public agencies commenting on the Draft EIR.

(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.

(e) Any other information added by the Lead Agency.

This Comments and Responses section includes all of the above-required components and shall be attached to the Final EIR.

12.2 PUBLIC REVIEW PROCESS – DRAFT EIR

The Draft EIR was circulated for review and comment to the public, agencies, and interested parties. The Draft EIR was also circulated to State agencies for review through the State Clearinghouse, Office of Planning and Research. The 45-day public review period ran from June 4, 2012 to July 18, 2012. Comments received during the 45-day public review period from the public and local and State agencies on the Draft EIR have been incorporated into this section.

12.3 FINAL EIR

The Final EIR allows the public and Lead Agency an opportunity to review revisions to the Draft EIR, the responses to comments, and other components of the EIR, such as the Mitigation Monitoring Program, prior to approval of the project. The Final EIR serves as the environmental document to support a decision on the proposed project.

After completing the Final EIR, and before approving the project, the Lead Agency must make the following three certifications as required by Section 15090 of the CEQA Guidelines:

- That the Final EIR has been completed in compliance with CEQA;
- That the Final EIR was presented to the decision-making body of the Lead Agency, and that the decision-making body reviewed and considered the information in the Final EIR prior to approving the project; and
- That the Final EIR reflects the Lead Agency's independent judgment and analysis.

Additionally, pursuant to Section 15093(b) of the CEQA Guidelines, when a Lead Agency approves a project that would result in significant, unavoidable impacts that are disclosed in the Final EIR, the agency must submit in writing its reasons for supporting the approved action. This Statement of Overriding Considerations is supported by substantial information in the record, which includes the Final EIR. Since the proposed project would result in significant, unavoidable impacts, the Lead Agency would be required to adopt a Statement of Overriding Considerations if it approves the proposed project.

These certifications, the Findings of Fact, and the Statement of Overriding Considerations are included in a separate Findings document. Both the Final EIR and the Findings will be submitted to the Lead Agency for consideration of the proposed project.

12.4 WRITTEN COMMENT LETTERS AND RESPONSES

All correspondence from those agencies or individuals commenting on the Draft EIR is reproduced on the following pages. The individual comments on each letter have been consecutively numbered for ease of reference. Following each comment letter are responses to each numbered comment. A response is provided for each comment raising significant environmental issues. Added or modified text is underlined (example), while deleted text will have a strike out (~~example~~) through the text, and is included in a box, as the example below shows.

"~~Text from EIR~~" "Text from EIR"

Comment Letters

A total of six written comment letters were received during the 45-day public review period.

A. County Sanitation Districts of Los Angeles County
B. Antelope Valley Air Quality Management District
C. State of California Department of Water Resources
D. County of Los Angeles
E. Antelope Valley Mosquito & Vector Control District
F. State of California Governor's Office of Planning and Research

COMMENT LETTER A

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON CHAN
Chief Engineer and General Manager

June 18, 2012

Ref. File No: 2262422

RECEIVED
JUN 20 2012
PLANNING DEPT.

Ms. Susan Koleda, AICP
Senior Planner
City of Palmdale
38250 North Sierra Highway
Palmdale, CA 93550

Dear Ms. Koleda:

Palmdale Housing Element Update

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Availability of Draft Environmental Impact Report for the subject project on June 4, 2012. The proposed development is located within the jurisdictional boundaries of Districts Nos. 14 and 20. We offer the following updates:

1. Previous comments submitted by the Districts in correspondence dated January 24, 2012 (copy enclosed) still apply to the subject project with the following updated information. **A-1**

2. The Palmdale Water Reclamation Plant (WRP) currently processes an average flow of 9.4 million gallons per day (mgd), and the Lancaster WRP currently processes an average flow of 13.9 mgd. **A-2**

3. All other information concerning Districts' facilities and sewerage service contained in the document is current. **A-3**

   If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Chan

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR: ar

Enclosure

Doc #: 2276880.D20

Recycled Paper

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

January 24, 2012

File No: 14-00.00-00
20-00.00-00

Ms. Susan Koleda, Senior Planner
City of Palmdale
38300 Sierra Highway
Palmdale, CA 93550-4798

Dear Ms. Koleda:

Palmdale Housing Element Update

This is in reply to your notice, which was received by the County Sanitation Districts of Los Angeles County (Districts) on January 20, 2012. The City of Palmdale (City) is located within the jurisdictional boundaries of Districts Nos. 14 and 20. We offer the following comments regarding sewerage service:

1. The Districts own, operate, and maintain only the large trunk sewers that form the backbone of the regional wastewater conveyance system. Local collector and/or lateral sewer lines are the responsibility of the jurisdiction in which they are located. As such, the Districts cannot comment on any deficiencies in the sewerage system in the City except to state that presently no deficiencies exist in Districts' facilities that serve the City.

2. The wastewater generated within the City will be treated at the Palmdale Water Reclamation Plant (WRP), which has a design capacity of 15 million gallons per day (mgd) and currently processes an average flow of 9.6 mgd, or the Lancaster WRP, which has a design capacity of 16 mgd and currently processes an average flow of 13.6 mgd.

3. The Districts would appreciate the opportunity to review individual developments within the City in order to determine whether or not sufficient trunk sewer capacity exists to serve each project and if Districts' facilities will be affected by a project.

4. In order to estimate the volume of wastewater the project will generate, go to www.lacsd.org, Information Center, Will Serve Program/Buildover Procedures, Obtain Will Serve Letter, and click on the appropriate link on page 2 for a copy of the Districts' average wastewater generation factors.

5. The Districts are authorized by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to

construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Information Center, Will Serve Program/Buildover Procedures, Obtain Will Serve Letter, and click on the appropriate link on page 2. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

6. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Stephen R. Maguin

Adriana Raza
Customer Service Specialist
Facilities Planning Department

AR: ar

A. RESPONSES TO COMMENTS FROM ADRIANA RAZA, CUSTOMER SERVICE SPECIALIST, FACILITIES PLANNING DEPARTMENT, COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY, DATED JUNE 18, 2012.

A1. The comment states that previous comments submitted still apply to the project with updated information. The comment does not challenge any environmental issues pertaining to the Draft EIR. No response is necessary.

A2. The comment provides updated information for the Palmdale Water Reclamation Plant and Lancaster Water Reclamation Plant since issuance of the Notice of Preparation (NOP). In accordance with CEQA Guidelines Section 15125 (Environmental Setting) the Draft EIR includes a description of environmental conditions as they existed at the time the NOP was published. The environmental setting establishes the baseline conditions by which the lead agency determines whether an impact is significant. The Draft EIR identifies the average flow for the Palmdale and Lancaster Water Reclamation Plants provided by the County Sanitation Districts of Los Angeles County at the time the NOP was issued, in compliance with the CEQA Guidelines. However, it is noted that more current information is available and has been provided by the County Sanitation Districts of Los Angeles County. The information will be made available to the decision makers.

A3. The comment notes that other information concerning the Districts' facilities and sewerage service contained in the Draft EIR is current.

COMMENT LETTER B

Antelope Valley Air Quality Management District
43301 Division St., Suite 206
Lancaster, CA 93535-4649

661.723.8070
Fax 661.723.3450

Eldon Heaston, Executive Director

In reply, please refer to AV0612/061

RECEIVED
JUN 2 7 2012
PLANNING DEPT.

June 25, 2012

City of Palmdale
38250 N. Sierra Highway
Palmdale, CA 93550
Attn: Susan Koleda

Project: Palmdale Housing Element Update - EIR

The Antelope Valley Air Quality Management District (District) has received the Notice of Availability of a Draft Environmental Impact Report (EIR) for the Palmdale Housing Element Update. The General Plan amendment 11-03 will amend the Land Use and Housing Elements of the City's General Plan to accommodate units assigned to the City under the 2006-2014 Regional Housing Need Allocation.

B-1

The District has reviewed the Draft EIR and concurs with the determination of "significant and unavoidable" and "No additional mitigation measures available" for Air Quality issues.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (661) 723-8070 x2.

Sincerely,

Bret Banks
Operation Manager

B. RESPONSES TO COMMENTS FROM BRET BANKS, OPERATION MANAGER, ANTELOPE VALLEY AIR QUALITY MANAGEMENT DISTRICT, DATED JUNE 25, 2012.

B1. The comment notes that the Antelope Valley Air Quality Management District has reviewed the Draft EIR and concurs with the determination of "significant and unavoidable" and "No additional mitigation measures are available" for Air Quality issues. The comment is noted.

COMMENT LETTER C

STATE OF CALIFORNIA – CALIFORNIA NATURAL RESOURCES AGENCY

EDMUND G. BROWN JR., *Governor*

DEPARTMENT OF WATER RESOURCES
1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791

June 29, 2012

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JUL 05 2012
PLANNING DEPT.

Ms. Susan Koleda, City Planner
City of Palmdale
38250 Sierra Highway
Palmdale, California 93550

Draft Environmental Impact Report, City of Palmdale Housing Element Update, City of Palmdale, California Aqueduct, Southern Field Division, Los Angeles County, SCH2012011007

Dear Ms. Koleda:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report (DEIR) for the City of Palmdale (City) General Plan Amendment. The notice illustrates the proposal by the City to amend land use and Housing Elements under the City's current General Plan. The proposed general plan indicates a change in land use from vacant lands to lands suitable for moderate and above moderate-income housing adjacent to the California Aqueduct (aqueduct). The proposed development, both upslope and downslope of the aqueduct, may impact the Department of Water Resources' (DWR) cross-drainage structures which are part of the aqueduct system. **C-1**

Any development in the vicinity of the aqueduct shall accommodate existing and future surface-runoff patterns, both upslope and downslope of DWR's Right of Way (ROW). In addition, development impacting DWR ROW shall address flows which have potential for deposition and scour in the vicinity of DWR's cross drainage structures. **C-2**

The City's DEIR indicates there are areas of development near the aqueduct that have the potential for such impacts. Any development that affects DWR ROW will require an Encroachment Permit from DWR prior to the start of construction. Information on obtaining an encroachment permit from DWR can be viewed at: **C-3**

http://www.water.ca.gov/engineering/Services/Real_Estate/Encroach_Rel/

Please provide DWR with a copy of any subsequent environmental documentation or preliminary development plans when they become available for public review. Any future correspondence relating to this project should be sent to:

Leroy Ellinghouse, Chief
SWP Encroachments Section
Division of Operations and Maintenance
Department of Water Resources
1416 Ninth Street, Room 641-1
Sacramento, California 95814

C-3

If you have any questions please contact Leroy Ellinghouse, Chief of DWR's State Water Project Encroachments Section, at (916) 653-7168 or Mike Anderson at (916) 653-6664.

Sincerely,

David M. Samson

David M. Samson, Chief
State Water Project Operations Support Office
Division of Operations and Maintenance

cc: State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

C. RESPONSES TO COMMENTS FROM DAVID M. SAMSON, CHIEF, STATE WATER PROJECT OPERATIONS SUPPORT OFFICE DIVISION OF OPERATIONS AND MAINTENANCE, STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES, DATED JUNE 19, 2012.

C1. The comment notes that proposed development, both upslope and downslope of the aqueduct may impact the Department of Water Resources' (DWR) cross-drainage structures which are part of the aqueduct system. The comment does not challenge any environmental issues pertaining to the Draft EIR.

C2. The comment notes that any development in the vicinity of the aqueduct shall accommodate existing and future surface-runoff patterns and that development impacting DWR Right of Way (ROW) shall address flows which have potential for deposition and scour in the vicinity of DWR's cross drainage structures. The project does not propose site-specific development at this time. Information is not currently available to characterize project-specific, direct, and indirect impacts associated with site-specific development proposals. Future development, including any potential impacts to DWR facilities and ROW would be reviewed on a project-by-project basis. The comment is noted.

C3. The comment notes that any development that affects DWR ROW will require an Encroachment Permit from DWR prior to construction. DWR requests a copy of any subsequent environmental documentation or preliminary development plans when they become available for public review. The comment is noted.

COMMENT LETTER D

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

RECEIVED
JUL 09 2012
PLANNING DEPT.

June 25, 2012

Susan Koleda, Senior Planner
City of Palmdale
Planning Department
38250 N. Sierra Highway
Palmdale, CA 93550

Dear Ms. Koleda:

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT IN COMPLIANCE WITH TITLE 14, SECTION 15087 OF THE CALIFORNIA CODE OF REGULATIONS, PALMDALE HOUSING ELEMENT UPDATE EIR, AMEND THE LAND USE AND HOUSING ELEMENTS OF THE CITY'S GENERAL PLAN, BETWEEN AVENUE Q ON THE NORTH, AVENUE R ON THE SOUTH, PALMDALE (FFER #201200080)

The Notice of Availability has been reviewed by the Planning Division, Land Development Unit, Forestry Division and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time. **D-1**

LAND DEVELOPMENT UNIT:

1. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic and emergency response issues.
2. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants. **D-2**
3. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

4. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

5. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade. In such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in ten feet.

6. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department requirements for access, fire flows and hydrants are addressed during the subdivision tentative map stage.

7. Fire Department requirements for access, fire flows and hydrants are addressed during the building permit stage.

8. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use. **D-2**

9. The development may require fire flows up to 5,000 gallons per minute at 20 per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of buildings, its relationship to other structures, property lines and types of construction used.

10. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

    a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

    b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

    c) Additional hydrants will be required if hydrant spacing exceeds specified distances.

    d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.

    e) A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.

11. Driveway width for non-residential developments shall be increased when any of the following conditions will exist:

    a) Provide 34 feet in-width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.

b) Provide 42 feet in-width, when parallel parking is allowed on each side of the access roadway/driveway.

c) Any access way less than 34 feet in-width shall be labeled "FIRE LANE" on the final recording map and final building plans.

d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

12. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.

c) When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and mid-block.

d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.

13. Fire hydrant spacing shall be 600 feet and shall meet the following requirements: **D-2**

a) No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.

b) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.

c) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block.

d) Additional hydrants will be required if hydrant spacing exceeds specified distances.

14. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

15. Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit. If exceeding 150 feet, provide 20 feet minimum paved width “Private Driveway/Fire Lane” clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving three or more units shall be increased to 26 feet.

16. Streets or driveways within the development shall be provided with the following:

a) Provide 36 feet in width on all streets where parking is allowed on both sides.

b) Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.

c) Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.

d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.

17. All access devices and gates shall meet the following requirements:

a) Any single gated opening used for ingress and egress shall be a minimum of 26 feet in-width, clear-to-sky.

b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.

c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device. **D-2**

d) All limited access devices shall be of a type approved by the Fire Department.

e) Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.

18. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation.

19. The County of Los Angeles Fire Department, Land Development Unit comments are only general requirements. Specific fire and life safety requirements will be addressed at the building and fire plan check phase. There may be additional requirements during this time.

20. The County of Los Angeles Fire Department, Land Development Unit appreciates the opportunity to comment on this project.

21. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit Inspector, Joseph Youman, at (323) 890-4243.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources and the County Oak Tree Ordinance. **D-3**

2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division has no objection to the proposed project. **D-4**

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

Frank Vidales

FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

FV:ij

D. RESPONSES TO COMMENTS FROM FRANK VIDALES, ACTING CHIEF, FORESTRY DIVISION PREVENTION SERVICES BUREAU, COUNTY OF LOS ANGELES FIRE DEPARTMENT, DATED JUNE 25, 2012.

D1. The comment is noted. No further response is necessary.

D2. The comments from the Land Development Unit identify specific review and development requirements that would be imposed on individual development projects. The project is an update to the City's Housing Element and associated General Plan Amendment, Zone Change, Zoning Ordinance Amendment, and Specific Plan Amendment to facilitate implementation of the Housing Element. Site-specific development is not currently being proposed at this time. Future development projects would be reviewed on a project-by-project basis and would be required to comply with Los Angeles County Fire Department review and development requirements, as applicable. The comments do not raise any new environmental information or directly challenge information presented in the Draft EIR. No further response is necessary.

D3. The comment states the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division. The comment does not raise any new environmental information or directly challenge information presented in the Draft EIR. No further response is necessary.

D4. The comment is noted. No further response is necessary.

COMMENT LETTER E

Antelope Valley Mosquito & Vector Control District

P.O. Box 1192
Lancaster, CA 93584-1192
(661) 942-2917
Fax (661) 940-6367

Susan Koleda
Senior Planner
City of Palmdale
38250 N. Sierra Highway
Palmdale, CA 93550

July 10, 2012

RECEIVED
JUL 12 2012
PLANNING DEPT.

Re: Palmdale Housing Element Update EIR

Dear Ms. Koleda:

Thank you for giving us the opportunity to review the Palmdale Housing Element EIR for the City of Palmdale. The Antelope Valley Mosquito & Vector Control District is a special district charged with protecting public health within most of the City limits of Palmdale and Lancaster. Our main objective is to keep mosquito populations at a minimum. We take this responsibility very seriously. As such, we have reviewed the above named project and ask consideration of the following points: **E-1**

The document states that this new development will result in two Reinforced Concrete Boxes (RCB) and several local drains to address the additional storm water and urban runoff that would be produced. It further states that all development projects would have to comply with the City's Master Drainage Plan, and require detention basins and other drainage plan facilities. These storm drain facilities generate different challenges when it comes to mosquito reproduction. **E-2**

Numerous studies conducted by the California Department of Public Health, California Department of Transportation (Caltrans) and several Vector Control Districts showed that underground storm drain facilities often have debris and sediment deposits along the way, which will create small isolated puddles of water that can serve as mosquito habitat. Furthermore, underground drains and vault spaces provide safe harborage for adult resting and over-wintering mosquitoes. **E-3**

I would like to stress again that the BMPs are notorious for breeding tremendous numbers of mosquitoes (see references below). All BMP structures should be easily and safely accessible to allow AVMVCD technicians to effectively monitor and if necessary, abate mosquitoes. **E-4**

I commend you for your requirements in Policies S 1.2.12 and PS 3.1.5 to provide long-term maintenance of these drainage structures. At the same time I would like to point out that customary annual or even bi-annual pumping of vault-type units is wholly inadequate to prevent mosquito production. The weed growth in detention basins and ditches also has to be kept at a minimum to prevent mosquitoes as well as avoid them from turning into "wetland" areas. **E-5**

I would like to emphasize that creating mosquito breeding sites constitutes a public health nuisance under the California Health and Safety Code §2060 and may result in potential fines of up to $1000 per day plus the cost of abatement until corrected. **E-6**

We ask that you keep mosquito production and public health in mind when constructing flood control facilities that will be able to hold water for any amount of time. In the summer months mosquito reproduction is very rapid, and as we have seen in the past, can have fatal consequences for local residents. **E-7**

Please feel free to contact me at 661-942-2917 ext. 206 or by email (Karen@avmosquito.org) for any further information.

Sincerely,

Karen S. Mellor
Entomologist / Operations Supervisor
Antelope Valley Mosquito & Vector Control District

References:

Checklist for Minimizing Vector Production Stormwater Management Structures (Hardcopy attached)

Best Management Practices for Mosquito Control in California (June 2012) http://westnile.ca.gov/downloads.php?download_id=2376&filename=BMPforMosquitoControl07-12.pdf

We Want You to Fight Stormwater Mosquitoes http://westnile.ca.gov/downloads.php?download_id=1823&filename=StormwaterMagazine,Sept2010_Harbison_Metzger.pdf

Managing Mosquitoes in Stormwater Treatment Devices http://www.anrcatalog.ucdavis.edu/pdf/8125.pdf

Checklist for Minimizing Vector Production in Stormwater Management Structures

Management of mosquitoes and other vectors in stormwater management structures, such as flood control basins and Best Management Practices, is critical for protecting public health. With careful planning, such structures can be designed, built, operated, and maintained in a manner that minimizes opportunities for the proliferation of vectors. This publication provides checklists of action items intended to lessen the short and long-term potential for vector production in stormwater management structures while reducing dependence on pesticides to the maximum extent possible. With the wide variety of structures and build locations, it is anticipated that not all action items will apply to every project. Answers to frequently asked questions follow the checklist.

For simplicity, stormwater management structures have been divided into three categories, each with specific considerations. Certain structures may require reference to more than one checklist.

Dry Systems. Any structure designed to drain completely following capture and/or treatment of runoff. Examples include flood control basins, extended detention basins, infiltration basins and trenches, Austin sand filters, swales and strips, drain inlet inserts, linear-radial gross solids removal devices. Permanent-water features sometimes included as part of dry system design, such as micropools, should be considered separately using the checklist for "wetlands".

Wet Systems. Any structure designed with features such as sumps, vaults, and/or basins that hold water permanently, or longer than 4 days. Examples include open catch basins, concrete retention basins, Delaware sand filters, and a variety of belowground proprietary devices.

Wetlands. Any structure constructed as a naturalistic system with permanent surface waters, regardless of the formal given name (e.g., stormwater pond, retention basin, wet basin, constructed wetlands, treatment wetlands, etc.). This section also applies to permanent-water features sometimes included as part of dry system design such as micropools.

Additional information is available from the California Department of Public Health
http://www.cdph.ca.gov/HealthInfo/discond/Pages/MosquitoBorneDiseases.aspx
and from the University of California, Division of Agriculture and Natural Resources (UCANR)
http://www.ipm.ucdavis.edu/PDF/MOSQ/mosquitostormwater.pdf

To facilitate public health mosquito control, it is strongly recommended that project locations be provided to the local vector control agency. To locate your local mosquito and vector control agency, go to http://westnile.ca.gov and search by zip code.

DRY SYSTEMS

Recommended strategy: Complete discharge of all captured water in 4 days or less.

- ☐ Is the structure designed to discharge all captured water in 4 days or less?
- ☐ Has every effort been made to trace and eliminate persistent non-stormwater flows (e.g. irrigation runoff) that may enter the system and jeopardize non-chemical vector control efforts?
- ☐ Has groundwater depth been carefully evaluated to ensure that the structure will not be permanently or seasonally flooded (i.e. is the base of the basin higher than the local groundwater table)?
- ☐ Does the design provide an adequate slope between the inlets and outlets, with special attention given to ensure corners are above grade?
- ☐ Has soil been compacted adequately during grading to minimize subsidence, which can result in pools of standing water?
- ☐ Does the design slope take into consideration the inevitable accumulation of sediment and debris between maintenance periods that can result in standing water, especially in and around the inlet?
- ☐ Does the design minimize the use of features that increase the potential for standing water, such as loose riprap and concrete curbs?
- ☐ Does the structure include a concrete or earthen low-flow channel to concentrate (i.e. minimize available surface area) and direct non-stormwater flows to the outlet?
- ☐ Is the distribution piping sloped adequately and smooth (not corrugated) on the inside to prevent standing water?
- ☐ Are the inlet structures and energy dissipaters designed and sloped sufficiently to prevent scour depressions?
- ☐ Are the outlets designed with debris screens or other features that reduce the potential for clogging?
- ☐ Is the structure designed with safe and sufficient access for inspection, maintenance, and/or vector control activities when needed?
- ☐ Does the operation and maintenance plan include a minimum of quarterly inspections to ensure that vegetation overgrowth, sediment accumulation, or other factors have not created areas of standing water?
- ☐ Does the operation and maintenance plan include a minimum annual maintenance to remove vegetation overgrowth, remove sediment and debris accumulation, and otherwise return the structure to "as-designed" conditions?
- ☐ Is signage provided and clearly visible with minimum information indicating the type of structure (e.g. extended detention basin), ownership, and contact information?

WET SYSTEMS

Recommended strategy: Deny mosquito access to standing water by using covers, screens, and/or other barriers.

- ☐ Have sumps, vaults, or basins that hold water permanently, or longer than 4 days, been completely or partially sealed against adult mosquito entry?
- ☐ If used, are covers tight fitting, with gaps or holes of no greater than 1/16" (2 mm)?
- ☐ If used, are aluminum or nylon screens for sealing small openings secured with gaps or holes of no greater than 1/16" (2 mm)?
- ☐ If cast iron manhole covers are used, are pick holes sealed or is a mosquito-proof insert provided below?
- ☐ Where feasible, are the inlet and/or outlet conveyance pipes submerged to prevent adult mosquito entry into the main water storage area?
- ☐ Where feasible, are conveyance pipes fitted with flapper valves, collapsible fabric tubes, or other barriers to prevent adult mosquito entry into the main water storage area?
- ☐ Is the structure designed with safe and sufficient access to permanent water areas for inspection, maintenance, and/or vector control activities when needed?
- ☐ Does the operation and maintenance plan include a minimum of quarterly inspections to ensure that barriers to mosquito entry are intact and in place as designed?
- ☐ Where possible, is signage provided with minimum information indicating type of structure (e.g. CDS™), ownership, and contact information?

WETLANDS

Recommended strategy: Create and maintain habitat least-suitable for mosquito breeding.

- ☐ Is the system designed with features that minimize the areas suitable for mosquito production?
- ☐ Does the design discourage emergent vegetation in shallow water zones where vegetation is not needed or desired, for example by using concrete liners in sediment forebays?
- ☐ Are slopes designed as steep and uniform as possible to discourage invasive, emergent vegetation?
- ☐ Does the system include deep water zones, in excess of 4 ft, to reduce available area for emergent vegetation and provide refuge for natural mosquito predators such as mosquitofish and certain invertebrates?
- ☐ Where permitted, have mosquitofish been introduced to help control mosquitoes?
- ☐ Does the system include provisions for rapid dewatering if needed for emergency control of mosquitoes?
- ☐ Is the structure designed with safe and sufficient access for inspection, maintenance, and/or vector control activities when needed?
- ☐ Are access roads built close to the shoreline and around the perimeter of the wetland to the extent feasible?
- ☐ Are access points incorporated at regular intervals along the perimeter to allow for vector monitoring and control when necessary.
- ☐ Does the operation and maintenance plan include a minimum of quarterly inspections to ensure that vegetation overgrowth, sediment accumulation, or other factors have not created areas suitable for mosquito production?
- ☐ Does the operation and maintenance plan include a minimum annual maintenance to remove vegetation overgrowth, remove sediment and debris accumulation, and otherwise return the structure to "as-designed" conditions?
- ☐ Is signage provided and clearly visible with minimum information indicating type of structure (e.g. stormwater treatment pond), ownership, and contact information?

Frequently Asked Questions

DRY SYSTEMS

1. Why is it important to drain all captured water in 4 days or less?
Most mosquito species important to public health require at least 6 days to develop from egg to adult. Designing dry systems to drain completely in 4 days ensures that no mosquitoes will be produced with a built-in margin of safety of several days.

2. Our stormwater treatment BMPs were designed to dewater in 4 days, but persistent non-stormwater flows result in areas of standing water that routinely produce mosquitoes. How do we address this problem?
Dry-weather urban runoff is a major contributor to mosquito production in urban areas everywhere. If the source(s) cannot be traced and eliminated, the best alternate solution is to minimize the surface area available to mosquitoes by cutting a low-flow channel through the BMP to direct the water to the outlet as efficiently as possible.

3. Will very shallow areas of standing water that remain in our detention basins after a storm event provide a potential source of mosquito production?
Certain species of mosquitoes important to public health are very adaptable. Water as shallow as 1/16", and sometimes less, can be sufficient to allow mosquito larvae to develop.

WET SYSTEMS

1. Our stormwater treatment BMPs are installed belowground and covered. Why should we be concerned about mosquitoes?
Unfortunately, certain species of mosquitoes capable of transmitting disease are well-adapted for finding and breeding in belowground habitats. These mosquitoes can access belowground sources through openings as small as 1/16" (2mm) and they can fly great distances through pipes.

2. We wish to install a belowground proprietary BMP in a new housing development. If we seal the access covers against mosquitoes, how far away should we design the inlet grates to keep mosquitoes from accessing the permanent-water sump?
The absolute flight limits of mosquitoes that can breed belowground are unknown; however, recent studies found that females could fly at least 80 feet through 4" diameter pipe to reach a source of standing water and were unaffected by changes in pipe course. It is unlikely that mosquitoes can be excluded from underground sources using conveyance pipe length alone.

3. We are considering the addition of weep holes to our belowground sumps to allow them to dewater between storms so they do not produce mosquitoes. Will this work?
Weep holes are typically not a reliable choice for preventing mosquito production due to their high probability of failure due to clogging.

4. I was told that mosquitoes can not breed in water with a visible oil sheen on the water surface. Is this true or false?
With some exceptions, this is false. In most cases, the oil sheen visible on the water surface is not uniform, but is broken. Certain species of mosquitoes capable of transmitting disease can exploit these habitats by using the oil-free areas for egg laying and larval development. In addition, surface oils are broken down over time, disappearing altogether if not regularly replenished by oily runoff.

5. We are considering a provision to dewater our belowground sumps after every storm event to prevent mosquito production. Will this be effective?
It has the potential to be effective, but there are several complicating factors to consider: 1) dry-weather urban runoff frequently replenishes belowground sumps making pumping efforts futile, and 2) pumps often leave a small amount of residual water in the bottom of the sumps, and water as shallow as 1/16" or less can be sufficient to allow mosquito larvae to develop.

6. Our stormwater sumps contain very deep water. Will this prevent mosquito production?
Unlike deep water zones in ponds and wetlands where mosquitoes generally do not develop due to predators, wind, and wave action, mosquitoes are unaffected by water depth and/or surface area in belowground systems.

7. *Will flowing water prevent mosquito production?*
Flowing water will discourage females from laying eggs and can kill larvae. For example, a vortex separator receiving year-round flow from an urban stream should not produce mosquitoes due to constant movement of the entire water surface area. However, water flow through systems with square sumps (or sumps of other geometrical shapes) may not completely eliminate mosquito production due to the stagnant zones created in the corners where water movement is minimal.

8. *Will surface agitators prevent mosquito production?*
Agitators, sprinklers, or other means of disturbing the water surface will discourage females from laying eggs and can kill larvae, however, in order to be effective the *entire* surface must be disturbed.

9. *It seems that controlling mosquitoes in belowground stormwater systems without resorting to chemical treatment is rarely successful. How do we deal with this problem?* Field research has documented the difficulty in controlling mosquitoes in belowground stormwater systems without chemicals (i.e. exclusion of mosquitoes was successful in a few systems studied, but the vast majority of attempts resulted in only marginal reductions). However, for reasons that are not entirely understood, not all belowground systems produce mosquitoes equally; some are sporadic and some are year-round producers. It is strongly recommended that the local vector control agency be consulted to determine site-specific monitoring and control needs.

WETLANDS

1. Why are mosquitoes still being detected in well designed and maintained wetlands?
Mosquitoes are difficult to eliminate completely from wetlands due to the complexity of the created environment. The goal should be to minimize mosquito production by making the habitat less desirable for them.

2. Will the deep areas of stormwater ponds where no emergent vegetation can grow produce mosquitoes?
Deep, open areas of water are typically unsuitable for mosquito production due to surface disturbance caused by wind and exposure to predators. However, if the deep zones become colonized by floating vegetation such as water hyacinth or by clumps of floating filamentous algae, mosquitoes may breed in the shelters created among these plants.

3. Why is it important to keep emergent vegetation such as cattails and bulrush from getting overly dense?
Dense emergent vegetation, especially along perimeter margins, will prevent predators such as mosquitofish from accessing these areas, creating ideal habitats for mosquitoes.

4. Why is it important to eliminate floating vegetation such as water hyacinth and maintain water quality to discourage clumps of floating filamentous algae?
Not only are certain floating plants such as water hyacinth considered exotic invasive species harmful to North American ecosystems, but these plants provide excellent habitats for mosquitoes sheltered from predators.

5. How do I determine if mosquitofish are permissible for use in my area?
As a general rule, if the stormwater wetland is self contained, and does not empty into a natural waterway, mosquitofish can be used to control mosquitoes. If in doubt, it is best to consult with the local office of the Department of Fish and Game before stocking fish.

6. How often should mosquitofish be restocked to reduce mosquito numbers?
In general, mosquitofish are very hardy and will rapidly increase in numbers to form a stable population. Large game fish such as bluegill and bass may negatively impact or eradicate mosquitofish populations, as can large numbers of fishing birds; however, low temperatures are the leading cause of population failures. In cold climates, mosquitofish may need to be restocked each spring following the last frost.

7. Do we need to be concerned with mosquito production during "cold snaps" or winter periods?
Most mosquitoes important to public health can develop successfully in water ranging from approximately 45 to 100 °F, with the ability to survive short periods outside this spectrum. Short cold snaps may not be lethal to larvae if the habitat provides a buffer area, however, extended periods of cold below 45 °F will halt mosquito production.

8. Will encouraging nesting and roosting habitat for certain birds and bats around our stormwater wetland reduce the population of adult mosquitoes appreciatively?
Although certain birds (e.g. swallows, martins) and bats have been reported to consume large numbers of adult mosquitoes, these animals do not preferentially feed on mosquitoes and there is no evidence to show that they substantially reduce mosquito populations.

Vector-Borne Disease Section
California Department of Public Health
(916) 552-9730
September 2010

E. RESPONSES TO COMMENTS FROM KAREN S. MELLOR, ENTOMOLOGIST/ OPERATIONS SUPERVISOR, ANTELOPE VALLEY MOSQUITO & VECTOR CONTROL DISTRICT, DATED JULY 10, 2012.

E1. The comment summarizes the purpose of the Antelope Valley Mosquito & Vector Control District and that they reviewed the Draft EIR. The comment does not challenge any environmental issues pertaining to the Draft EIR. No response is necessary.

E2. The comment notes that storm drain facilities generate different challenges pertaining to mosquito production. The comment does not challenge any environmental issues pertaining to the Draft EIR. The comment is noted and will be made available to the decision makers. No response is necessary.

E3. The comment notes that underground storm drain facilities can create conditions that serve mosquitoes. The comment does not challenge any environmental issues pertaining to the Draft EIR. The comment is noted and will be made available to the decision makers. No response is necessary.

E4. The comment notes that BMPs breed mosquitoes and should be easily and safely accessible to AVMVCD to monitor and if necessary abate mosquitoes. The comment does not challenge any environmental issues pertaining to the Draft EIR. The comment is noted and will be made available to the decision makers. No response is necessary.

E5. The comment commends the City's requirements outlined in the General Plan Policies and notes that annual or bi-annual pumping of vault-type units is not adequate to prevent mosquito protection. Weed growth in detention basins and ditches also need to be kept to a minimum. The comment does not challenge any environmental issues pertaining to the Draft EIR. The comment is noted and will be made available to the decision makers. No response is necessary.

E6. The comment notes the fines applicable for create mosquito breeding sites under the California Health and Safety Code. The comment does not challenge any environmental issues pertaining to the Draft EIR. The comment is noted and will be made available to the decision makers. No response is necessary.

E7. The comment requests the City consider mosquito production when constructing flood control facilities that hold water for any amount of time. The comment does not challenge any environmental issues pertaining to the Draft EIR. The comment is noted and will be made available to the decision makers. No response is necessary.

COMMENT LETTER F

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

July 17, 2012

RECEIVED
JUL 24 2012
PLANNING DEPT.

Susan Koleda
City of Palmdale
38250 N. Sierra Highway
Palmdale, CA 93550

Subject: Housing Element Update
SCH#: 2012011007

Dear Susan Koleda:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on July 16, 2012, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

F-1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2012011007
Project Title Housing Element Update
Lead Agency Palmdale, City of

Type EIR Draft EIR

Description GPA 11-03 will amend the Land Use and Housing Elements of the City's General Plan to accommodate units assigned to the City under the 2006-2014 Regional Housing Needs Allocation. This will include new policies within the Land Use Element associated with new medium-high and high density residential land use designations and amending the General Plan Land Use Map identifying the boundaries of a new medium-high and high density residential land uses. Zone Change (ZC) 11-01 will amend the City of Palmdale Zoning Map to identify the boundaries of the new R-4 (30) (High Density Residential, minimum of 30 dwelling units per acre) and R-4 (50) (High Density Residential, minimum of 50 dwelling units per acre) zone. Zoning Ordinance Amendment (ZOA) 11-05 will amend various sections of the Zoning Ordinance, including; a new Article 45 creating the R-4 zone, setting forth uses permitted subject to various types of approvals and standards of development; amending various sections regarding transitional and supportive housing, emergency housing, temporary dependent housing, and large residential care facilitates. The ZOA will remove such identified uses from many of the commercial, industrial and Public Facility zones and permit such uses within residential zones. Specific Plan Amendment (SPA) 11-01 would amend the permitted density within Neighborhood Zone C of the Palmdale Transit Village Specific Plan (SP-18) from 25-40 dwelling units per acre to 30-40 dwelling units per acre.

Lead Agency Contact

Name Susan Koleda
Agency City of Palmdale
Phone (661) 267-5200 **Fax**
email
Address 38250 N. Sierra Highway
City Palmdale **State** CA **Zip** 93550

Project Location

County Los Angeles
City Palmdale
Region
Lat / Long 34° 57' 50" N / 118° 11' 6" W
Cross Streets Palmdale Boulevard and Sierra Highway
Parcel No. Various
Township 6N **Range** 12W **Section** 23/25 **Base** SBB&M

Proximity to:

Highways Hwy 14, 138
Airports USAF Plant 42
Railways UPRR
Waterways Anaverde Creek
Schools 13
Land Use Vacant, Residential, Commercial / R-1, 7000, R-2, R-3, PF, CD MX, C-2, C-3, C-5 / SFR-3, MF, MFR, PF, DC, OC, CC, CM

Project Issues Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Growth Inducing; Landuse; Cumulative Effects

Note: Blanks in data fields result from insufficient information provided by lead agency.

Document Details Report
State Clearinghouse Data Base

Reviewing Agencies	Resources Agency; Department of Fish and Game, Region 5; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 7; Department of Housing and Community Development; Regional Water Quality Control Bd., Region 6 (Victorville); Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Date Received 06/01/2012 ***Start of Review*** 06/01/2012 ***End of Review*** 07/16/2012

Note: Blanks in data fields result from insufficient information provided by lead agency.

DEPARTMENT OF WATER RESOURCES
1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 94236-0001
(916) 653-5791

7/16/12
Clear
L

June 29, 2012

Ms. Susan Koleda, City Planner
City of Palmdale
38250 Sierra Highway
Palmdale, California 93550

Draft Environmental Impact Report, City of Palmdale Housing Element Update, City of Palmdale, California Aqueduct, Southern Field Division, Los Angeles County, SCH2012011007

Dear Ms. Koleda:

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report (DEIR) for the City of Palmdale (City) General Plan Amendment. The notice illustrates the proposal by the City to amend land use and Housing Elements under the City's current General Plan. The proposed general plan indicates a change in land use from vacant lands to lands suitable for moderate and above moderate-income housing adjacent to the California Aqueduct (aqueduct). The proposed development, both upslope and downslope of the aqueduct, may impact the Department of Water Resources' (DWR) cross-drainage structures which are part of the aqueduct system.

Any development in the vicinity of the aqueduct shall accommodate existing and future surface-runoff patterns, both upslope and downslope of DWR's Right of Way (ROW). In addition, development impacting DWR ROW shall address flows which have potential for deposition and scour in the vicinity of DWR's cross drainage structures.

The City's DEIR indicates there are areas of development near the aqueduct that have the potential for such impacts. Any development that affects DWR ROW will require an Encroachment Permit from DWR prior to the start of construction. Information on obtaining an encroachment permit from DWR can be viewed at:

http://www.water.ca.gov/engineering/Services/Real_Estate/Encroach_Rel/

Please provide DWR with a copy of any subsequent environmental documentation or preliminary development plans when they become available for public review. Any future correspondence relating to this project should be sent to:

Leroy Ellinghouse, Chief
SWP Encroachments Section
Division of Operations and Maintenance
Department of Water Resources
1416 Ninth Street, Room 641-1
Sacramento, California 95814

If you have any questions please contact Leroy Ellinghouse, Chief of DWR's State Water Project Encroachments Section, at (916) 653-7168 or Mike Anderson at (916) 653-6664.

Sincerely,

David M. Samson, Chief
State Water Project Operations Support Office
Division of Operations and Maintenance

cc: State Clearinghouse
Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, California 95814

F. RESPONSES TO COMMENTS FROM SCOTT MORGAN, DIRECTOR, STATE CLEARINGHOUSE, STATE OF CALIFORNIA GOVERNOR'S OFFICE OF PLANNING AND RESEARCH, DATED JULY 17, 2012.

F1. The comment letter confirms the State Clearinghouse receipt of the Draft EIR and the City's compliance with the State Clearinghouse review requirements for the Draft EIR pursuant to CEQA. The letter includes a comment letter from the State of California Department of Water Resources, dated June 19, 2012. This comment letter and associated responses are included herein as Comment Letter C.

12.5 ERRATA FOR FINAL EIR

The Final EIR is a revised document that incorporates all of the changes made to the Draft EIR following the public review period. Added or modified text is double underlined (example), while deleted text is struck out (~~example~~).

Mitigation Measure NOI-2 (pages 1-23 and 5.5-12) in the Draft EIR has been revised in the Final EIR, as follows:

NOI-2 Prior to the issuance of each grading permit, project applicants shall submit to the ~~Community Development Department~~ Public Works Department a list of measures to respond to and track complaints pertaining to construction noise, ongoing throughout demolition, grading, and/or construction. These measures shall include the following:

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

Mitigation Measure BIO-1 (pages 1-28 and 5.8-13) in the Draft EIR has been revised in the Final EIR, as follows:

BIO-1 As development occurs within the rezone area, a ~~A~~ site-specific Biological Resources Assessment shall be conducted for future development projects in known or suspected natural habitat areas by a qualified Biologist, prior to an application being deemed complete, to determine the potential presence/absence of candidate, sensitive, or special status species, as well as the presence/absence of habitat that would support these species.

Page 1-11 of the Draft EIR has been revised in the Final EIR, as follows:

City of Palmdale Zoning Ordinance		
The proposed project would not conflict with Palmdale Zoning Ordinance.	No ~~additional~~ mitigation is required.	Less Than Significant Impact ~~with General Plan Policies Incorporated~~.

Page 5.2-57 of the Draft EIR has been revised in the Final EIR, as follows:

As also shown in Table 5.2-17, based on Caltrans thresholds of significance, the addition of rezone project-generated trips is forecast to result in a significant impact at the following four study intersections for forecast ~~existing~~ year 2040 with rezone project conditions:

- 5th Street East/Palmdale Boulevard (SR-138) ;
- 11th Street East/Palmdale Boulevard (SR-138);
- 12th Street East/Palmdale Boulevard (SR-138); and
- 15th Street East/Palmdale Boulevard (SR-138).

Page 5.13-8 of the Draft EIR has been revised in the Final EIR, as follows:

ANTELOPE VALLEY EAST~~ER~~ KERN WATER DISTRICT
2008 URBAN WATER MANAGEMENT PLAN

The Antelope Valley East Kern Water District (AVEK) is a supplier of imported water from the SWP for the Antelope Valley region. AVEK wholesales water to area retail purveyors, including the PWD and District 40. The Urban Water Management Plan (UWMP) evaluates sources of water supply, efficient uses of water, demand management measures, implementation strategy and schedule, and other relevant information and programs, consistent with the UWMP Act.