



PALMDALE

a place to call home

**CITY COUNCIL
SUCCESSOR AGENCY
CITY COUNCIL CHAMBER
38300 SIERRA HIGHWAY
SUITE B
PALMDALE, CA 93550
TUESDAY, NOVEMBER 4, 2025
5:00 PM
www.cityofpalmdaleca.gov**

WELCOME

LEGISLATIVE BODY

**LAURA BETTENCOURT, MAYOR PRO TEM
AUSTIN BISHOP, COUNCILMEMBER
RICHARD J. LOA, COUNCILMEMBER
ERIC OHLSEN, COUNCILMEMBER
ANDREA ALARCÓN, COUNCILMEMBER**

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Translation QR Code.

[Translation QR Code.pdf](#)

Americans with Disabilities Act (ADA) Accommodations

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (661) 267-5151 at least 48 hours prior to the meeting.

Public Comment Information

The public is allotted to speak a total of three (3) minutes on the Consent Calendar, Public Hearing(s), Appointment, New Business, and Closed Session. Any person who would like to address the Legislative Body on any agenda item may complete a

speaker card for the City Clerk and identify the agenda item you would like to discuss. The Speaker cards are available in the foyer of the Council Chambers.

1. CALL MEETING TO ORDER

Note: All City Council memberships are reflected in their City Council titles.

2. ROLL CALL

MAYOR PRO TEM BETTENCOURT, COUNCILMEMBERS BISHOP, LOA, OHLSEN, ALARCÓN

3. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

4. CONSENT CALENDAR - Now is the time for public participation.

All matters listed under the Consent Calendar will be enacted by one motion unless an item(s) is pulled by Council, in which case the item(s) will be removed from the Consent Calendar and will be considered separately following this portion of the Agenda.

- 4.1 Waive full reading of the Resolution(s) and/or Ordinance(s) to be considered and voted on at this meeting. (This allows for reading the title only in lieu of reciting the entire text).

- 4.2 Receive and File the monthly and quarterly Investment Reports for September 2025.

[SR Monthly Investment Report Sep 2025.docx](#)
[Rpt. Monthly Investment Reports Sept 2025.pdf](#)

- 4.3 Approve Agreement with Willdan Financial Services for comprehensive professional services to complete a full cost-of-service and user fee study for the City of Palmdale, for a total not to exceed amount of \$150,000 for a term of 1 year.

[SR Agrmt No. A-9597 with Willdan Financial Services.docx](#)
[Agrmt No. A-9597 with Willdan Financial Services.pdf](#)

- 4.4 Receive and file the annual activity report for Development Agreement pertaining to the Oasis Wellness Village project located at the southeast corner of Palmdale Boulevard and Tierra Subida Avenue.

[SR Rpt. Annual Activity Report for DA No. A-5595.docx](#)
[Agrmt No. A-5595 Oasis Wellness Village.pdf](#)

- 4.5 Approve the Second Amendment to Agreement with Frazier Capital Valuation, Inc., for property valuation, appraisals, and broker services, increasing the

agreement by \$100,000 for a total not to exceed amount of \$140,000 and exercise the final one-year extension through January 20, 2027; and adopt Resolution No. CC 2025-090, a Resolution of the City Council of the City of Palmdale, authorizing the Interim City Manager to execute the Second Amendment to the Agreement with Frazier Capital Valuation, Inc., and granting authorization to pay all fees.

[SR Agrmt No. A-7570 Second Amendment with Frazier Capital Valuation, Inc.docx](#)
[Agrmt No. A-7570 Second Amendment with Frazier Capital Valuation, Inc.pdf](#)
[Agrmt No. A-7570 First Amendment with Frazier Capital Valuation, Inc.pdf](#)
[Agrmt No. A-7570 with Frazier Capital Valuation, Inc.pdf](#)
[Reso. No. CC 2025-090.docx](#)

- 4.6 Approve Agreement with Dudek to update the City's Sewer System Master Plan for a total not to exceed amount of \$840,598 over a two (2) year term.

[SR Agrmt No. A-9451 with Dudek.docx](#)
[Agrmt No. A-9451 with Dudek.pdf](#)
[Dudek Technical Proposal.pdf](#)
[Dudek Cost Proposal.pdf](#)

- 4.7 Approve First Amendment to Takeover Agreement with Los Angeles County Sanitation District No. 20 (45th Street East Extension Trunk Sewer).

[SR Agrmt No. A-6911 First Amendment with LACSD No. 20.docx](#)
[Agrmt No. A-6911 First Amendment with LACSD No. 20.pdf](#)
[Agrmt No. A-6911 with LACSD No. 20.pdf](#)
[Cost Estimate.pdf](#)

- 4.8 Authorize a Resource Adequacy Agreement between Athos Storage, LLC, an SB Energy Company, and California Choice Energy Authority on behalf of Energy for Palmdale's Independent Choice (EPIC) for the purchase of long-term, mid-term reliability capacity.

[SR RA Agrmt Athos Storage LLC and CalChoice.docx](#)
[RA Agrmt Athos Storage, LLC and CalChoice.pdf](#)

- 4.9 Accept Notice of Completion (NOC) for Public Landscape Improvements for Tract 60732 located at 20th Street West and Quick Street.

[SR NOC Public Landscape Improvements Tract 60732.docx](#)
[NOC Tract 60732.docx](#)
[List of Completed Public Improvements.pdf](#)
[Site Map.pdf](#)
[Site Photo.pdf](#)

- 4.10 Accept Notice of Completion (NOC) for PN 795, Sam Yellen Park Phase 2 Project.

[SR NOC PN 795 Sam Yellen Park Phase 2.docx](#)
[NOC PN 795 Sam Yellen Park Phase 2.docx](#)
[Project Photos.pdf](#)

- 4.11 Approve the minutes from the previous meeting.
[Mins 10 21 2025.pdf](#)

5. PUBLIC HEARING - Now is the time for public participation. Each public hearing will have its own public testimony.

- 5.1 Conduct Public Hearing to obtain resident input on community needs and priorities for inclusion in the 2026-2027 Action Plan.
[SR Public Hearing Action Plan.docx](#)
- 5.2 Adopt Resolution No. CC 2025-086, a Resolution of the City Council of the City of Palmdale, approving a form of Density Bonus Agreement to facilitate the construction of a 264-unit multi-family residential development on one vacant parcel totaling approximately 9.95 acres located on the west side of 15th Street East and approximately 375 feet north of East Avenue Q.
[SR Reso. No. CC 2025-086 \(Agrmt No. A-9332\).docx](#)
[Reso. No. CC 2025-086 \(Agrmt No. A-9332\).docx](#)
[Exh A Reso. No. CC 2025-086 Legal Description AGR 25-0002 \(Agrmt No. A-9332\).docx](#)
[Exh B Reso. No. CC 2025-086 Aerial Map AGR 25-0002 \(Agrmt No. A-9332\).docx](#)
[Exh C Reso. No. CC 2025-086 Density Bonus Agreement \(Agrmt No. A-9332\).pdf](#)
[Reso. No. PC-2025-023.pdf](#)
- 5.3 Adopt Resolution No. CC 2025-087, a Resolution of the City Council of the City of Palmdale approving a form of Density Bonus Agreement 25-0003 to facilitate the construction of a 272-unit multi-family residential development on two vacant parcels totaling approximately 9.8 acres located at the northwest corner of east Avenue Q and 25th Street East, and authorize the Interim City Manager or his designee to exercise the option to amend the agreement as necessary, including minimal and/or non substantial changes.
[SR Reso. No. CC 2025-087.docx](#)
[Reso. No. CC 2025-087 \(A-9355\).docx](#)
[Exh A Reso. No. CC 2025-087 Legal Description For AGR 25-0003 \(A-9355\).docx](#)
[Exh B Reso. No. CC 2025-087 Aerial Map For AGR 25-0003 \(A-9355\).docx](#)
[Exh C Reso. No. CC 2025-087 Density Bonus Housing Agreement \(A-9355\).pdf](#)
[Reso. No. PC-2025-015.pdf](#)
- 5.4 Adopt Ordinance No. 1663, an Ordinance of the City Council of the City of Palmdale approving Zone change 25-0002 and Zoning Ordinance Amendment 25-0003 to address inconsistencies and streamline review procedures; and adopt Resolution No. CC 2025-085, a Resolution of the City Council of the City of Palmdale approving General Plan Amendment 25-0002 to amend the land use map and finding that the project is consistent with program environmental impact report 22-002 prepared and certified in conjunction with the City's General Plan

(Palmdale 2045).

[SR Ord. No. 1663 and Reso. No. CC 2025-085.docx](#)

[Ord. No. 1663.docx](#)

[Reso. No. CC 2025-085.docx](#)

[Reso. No. PC 2025-022.pdf](#)

- 5.5 Adopt Ordinance No. 1664, an Ordinance of the City Council of the City of Palmdale, California, amending Sections 8.04.410 and 8.04.430, and repealing Sections 8.04.440 through 8.04.510 of the Palmdale Municipal Code to prohibit fireworks, finding the Ordinance exempt from CEQA; and adopt Resolution No. CC 2025-091, a Resolution of the City Council of the City of Palmdale, California, making its express findings as required by Section 17958.7 of the Health and Safety Code of the State of California relating to the adoption of Ordinance No. 1664 prohibiting all fireworks, and finding it is not a project per CEQA.

[SR Ord. No. 1664.docx](#)

[Ord. No. 1664.docx](#)

[Reso. No. CC 2025-091.docx](#)

6. NEW BUSINESS - Now is the time for public participation.

- 6.1 Approve Community Grant Program.

[SR Community Grant Program.docx](#)

7. CITY MANAGER'S REPORT

8. NON-AGENDA PUBLIC COMMENTS - Now is the time for public participation.

9. COUNCIL REPORTS, ANNOUNCEMENTS AND REQUESTS FOR FUTURE AGENDA ITEMS

- 9.1 Council Reports

[Monthly Informational Report Bettencourt 110725.docx](#)

[Monthly Informational Report Bishop 110425.docx](#)

[Monthly Informational Report Loa 110425.docx](#)

[Monthly Informational Report Ohlsen 110425 .docx](#)

10. CLOSED SESSION - Now is the time for public participation.

PRESENTATION BY CITY ATTORNEY

- 10.1 CONFERENCE WITH LABOR NEGOTIATORS

Agency designated representatives: Salvador Mendez, Interim City Manager, and Linda Daube, Special Counsel

Employee organization: Teamsters Local 986

This closed session is being held pursuant to the authority of California Government Code Section 54957.6.

10.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Andrea Alarcón v. City of Palmdale

Los Angeles Superior Court 24STCP03201

This closed session is being held pursuant to the authority of California Government Code Section 54956.9(d)(1).

11. **ANNOUNCEMENT BY CITY ATTORNEY**

12. **ADJOURN** meeting to December 2, 2025, at 5:00 p.m. in the City Hall Council Chamber located at 38300 Sierra Highway, Suite B, Palmdale, California.