

Notice of Determination

TO:

Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box Box 3044 1400 Tenth
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of Los Angeles
12400 E. Imperial Highway room 1201
Norwalk, CA 90650

FROM:

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
Street Address: 80 South Lake Avenue suite 870
Pasadena, CA 91101

Contact: Paul A. Novak, AICP
Phone: (626) 204-6500

Lead Agency:
City of Palmdale
Address: 38250 Sierra Highway
Palmdale, CA 93550
Contact: Brenda Magana
Phone: (661) 267-5207

SUBJECT: *Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.*

State Clearinghouse Number (if submitted to State Clearinghouse): 2022080668

Project Title: Tentative Parcel Map 83915, Site Plan Review 22-013, and Environmental Impact Report 23-001

Project Applicant: COV 78 Palmdale LLC

Project Developer: _____

Project Location (include county): Southwest corner of Avenue M / Columbia Way and Div1s1on Street Palmdale, CA 93550, Los Angeles County, CA (APN. 3128-015-089)

Project Description:

A request to subdivide 78 acres into two parcels for the purpose of constructing two industrial buildings totaling 1,429,070 square feet in two phases.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on May 14, 2025 and has considered the Environmental Impact Report (date)

as prepared by the Lead Agency regarding the above described project:

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project provision of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature:  Title: Executive Officer Date: 5/14/25