



CITY OF PALMDALE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to Title 14 of the California Code of Regulations, Sections 15072 and 15073, as amended to date, this is to advise that the City of Palmdale, which is the lead agency overseeing this project, has completed a Mitigated Negative Declaration for the proposed project described below.

Project No.: Planned Development 04-02, Tentative Tract Map 54328, and Tentative Parcel Map 62220

Project Location: The proposed project site is located on approximately 162.45 acres, project site is located in unincorporated Los Angeles County and within the City of Palmdale's Sphere of Influence' which is immediately adjacent to the City of Palmdale western boundary. More specifically, the project site is located near the western end of the Mojave Desert, north of the San Gabriel Mountains, and south of the San Andreas Rift Zone. Regional access to the project site is provided via State Route 14 (SR- 14) and State Route 138 (SR-138). Local access to the project site is provided via West Avenue S. North side of Avenue S and extends from Avenue S to the California Aqueduct (APNs: 3004-014-001, -003, -005, -008, -009, -012, -018, -023, through -031).

Project Description: The project proposes residential development, including 708 residential lots, a community recreation center, multiple parks totaling 7.2 acres, multiple detention basins totaling 12.5 acres, and roads, sidewalks, and trails. The 162.45-acre project site is located along the north side of Avenue S and extends from Avenue S to the California Aqueduct along the northern boundary. The project site is located in unincorporated Los Angeles County within the City of Palmdale's Sphere of Influence and immediately adjacent to the City Limit boundary. The project site is situated at the southern foothills of Antelope Valley and is currently undeveloped.

Public Review Period: The Mitigated Negative Declaration is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15072 and 15073 (California Environmental Quality Act). All comments must be submitted in writing to the address below. Please refer to this project by the file/index number listed above. If you have no comment, no reply is necessary. The City of Palmdale does not limit public comments to only the circulation period. Comments can be submitted for consideration up until final action is taken by a vote of the approving authority. The review period has not been shortened pursuant to Section 15105 of the California Environmental Quality Act (CEQA) Guidelines. The comment period during which the City will receive comments on the Mitigated Negative Declaration is:

Starting Date: July 6, 2026

Ending Date: August 6, 2026

Public Hearing: The City of Palmdale Planning Commission is tentatively scheduled to make a decision regarding this project and the associated Mitigated Negative Declaration on September 10, 2026, in the City Hall Council Chamber at 38300 Sierra Highway, Suite B, Palmdale, California, at 6:00 pm.

Responses and Comments: Please send your written comments to:

Brenda Magaña
City of Palmdale
Economic and Community Development Department – Planning Division
38250 Sierra Highway
Palmdale, California 93550
Phone: (661) 267-5200
Email: bmagaña@cityofpalmdaleca.gov

Document Availability: Copies of the application, maps, plans, environmental documents, and other pertinent materials related to this application are available for public review at the Planning Division (38250 Sierra Highway) from 7:30 am to 6:00 pm Monday through Thursday. In addition, environmental documents are also available for review at the Palmdale City Library (700 East Palmdale Boulevard), Parks and Recreation Department (827 East Avenue Q-9), and City Hall (38300 Sierra Highway, Suite A). Additional information is also available on the City website at www.cityofpalmdaleca.gov.


Brenda Magaña
Interim Deputy Director of
Community and Economic
Development

7/6/26
Date