



☒ Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

☐ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CONTACT: Jose Gonzalez
Associate Planner
(661) 267-5287

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: N/A

Project No.: Tentative Tract Map 74955 Time Extension 25-0002 and Minor Modification 26-0021

Project Applicant: Aaron Rivani of Global Investment & Development, LLC

Project Location (include county): Southwest corner of the future alignment of East Avenue S-8 and 60th Street East, Palmdale, CA 93550, Los Angeles County (APNs: 3051-014-002, -023, and -025)

Project Description: A request to allow the second and final three-year time extension to subdivide three parcels, totaling approximately 41 acres, into 154 lots to construct 148 detached single-family residences and one detention basin spanning six lots, and modify Conditions of Approval related to street improvement requirements.

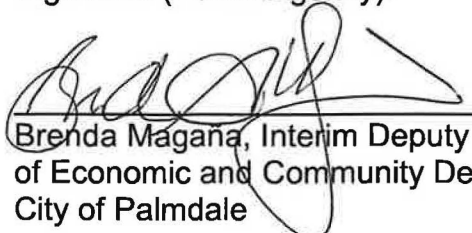
This is to advise that the City of Palmdale (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on August 6, 2026, and has made the following determinations regarding the above described project.

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.
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 the 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.

Notice of Determination
TE 25-0002 and MOD 26-0021
August 6, 2026

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval, is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550.

Signature (Public Agency):


Brenda Magaña, Interim Deputy Director
of Economic and Community Development
City of Palmdale

8-6-2026
Date

Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.