



P A L M D A L E

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq) and the State CEQA Guidelines (Title 14, California Code of Regulations, Sections 15072 and 15073), notice is hereby given that the City of Palmdale, as Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project described below. The IS/MND is available for public review and comment.

Project No.: AGR 26-0002 and SPR 26-0001

Project Location: A vacant five acre site at the southeast corner of East Avenue S and 42nd Street East, Palmdale (APNs: 3052-001-071 and 072)

Project Description: The proposed project will develop a multi-family residential development consisting of two three-story buildings to accommodate 160 units.

Environmental Review: In compliance with the California Environmental Quality Act (CEQA), an Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared, which determined that while environmental impacts would occur with implementation of the above-described project, the environmental impacts would be reduced to less than significant with the implementation of mitigation measures.

Public Review Period: The IS/MND is available for public review and comment pursuant to the CEQA Guidelines, Sections 15072 and 15073. All comments received by the closing of the public review period will be considered by the Lead Agency in accordance with State and County environmental guidelines.:

Starting Date: August 10, 2026

Ending Date: September 9, 2026

Potentially Significant Environmental Impacts

Cumulative effects that would result from the implementation of the Project have been evaluated throughout the MND, which concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance with the incorporation of mitigation measures. Analysis of the Project determined that there were potentially significant impacts related to Biological Resources, Cultural Resources and Tribal Cultural Resources.

Review Authority: Following the end of public review period, the Planning Commission will consider approval of the Site Plan Review application and will make a recommendation to the City Council regarding the Density Bonus Agreement. The City Council will consider approval of the Density Bonus Application. The project will be noticed in accordance with the City's public notification requirements.

Responses and Comments: Please send your written comments to:

Andrew Svitek, Senior Planner
City of Palmdale
38250 Sierra Highway
Palmdale, California 93550
Phone (661) 267-5223
Email: asvitek@cityofpalmdaleca.gov

Document Availability:

The IS/MND is available at <https://www.cityofpalmdaleca.gov/277/Environmental-Documents> and at the following locations:

- Planning Division (38250 Sierra Highway) from 7:30 am-6 pm (Mon-Thu).
- City Hall (38300 Sierra Highway, Suite A).
- Parks and Recreation Department (827 East Avenue Q-9)
- Palmdale City Library (700 East Palmdale Boulevard)



Brenda Magaña
Interim Deputy Director of Economic
and Community Development

For

8/10/26

Date