



PALMDALE
a place to call home

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

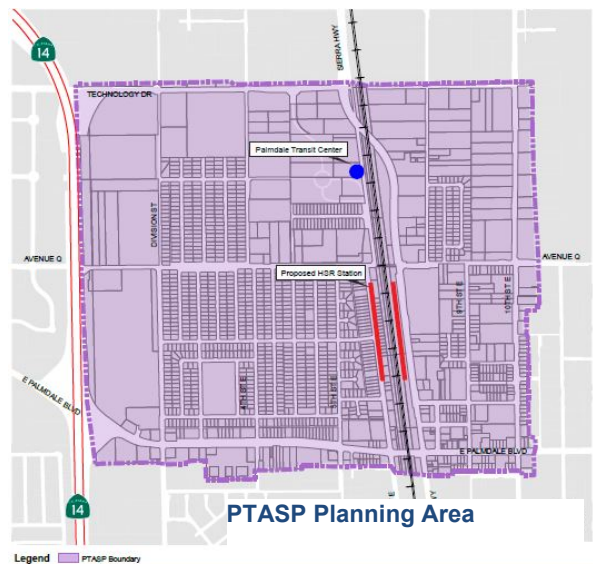
Pursuant to Title 14 of the California Code of Regulations, Sections 15072 and 15073, as amended to date, this is to advise that the City of Palmdale, which is the lead agency overseeing this project, has completed a Negative Declaration for the proposed project described below.

Project Name: Palmdale Transit Area Specific Plan

Project Location: The 746-acre planning area is bound by Technology Drive to the north, State Route (SR) 14 to the west, just south of Palmdale Boulevard to the south and just east of 10th Street East to the east. This planning area is largely in the City of Palmdale but includes two unincorporated Los Angeles County (County) islands (covering 110 acres).

Project Description: The City of Palmdale (City) has developed the Palmdale Transit Area Specific Plan (PTASP) that proposes a framework and development strategy for a pedestrian-oriented mixed-use district surrounding the City of Palmdale's Transportation Center (PTC) and the future high-speed rail (HSR) station. The PTASP would replace the Palmdale Transit Village Specific Plan (PTVSP), adopted in 2007. With the introduction of HSR and a planned station in the City, Palmdale is expected to experience a new era of growth, thereby increasing interest and development around the future multimodal station. Revitalization of this area presents an opportunity to transform downtown Palmdale into an active and cohesive mixed-use transit village. The PTASP intends to coordinate land uses, development intensity, building scale, and aesthetic characteristics of future development to create a mixed-use neighborhood with amenities for existing and future residents, employees, and visitors and that supports and sustains existing and planned transit services in the planning area.

Environmental Review: In compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the PTASP is considered a project and would have to go through the environmental review process prior to approval and adoption by the City. In accordance with the CEQA Guidelines, an Initial Study (IS) was prepared, which determined that while environmental impacts would occur with implementation of the PTASP, the Palmdale TOD Framework Plan Program EIR (SCH 2017011057), certified by the Palmdale Planning Commission in January 2018 and which covers a larger land area than the PTASP planning area, previously analyzed the impacts associated with



creation of a mixed-use transit-oriented district through future development and redevelopment within the PTASP planning area by the year 2035. Therefore, the Program EIR can be used for environmental review of the PTASP. The IS for the PTASP tiers off the analysis in the Program EIR in evaluating the impacts of future development in the PTASP planning area up to the year 2035.

Public Review Period: The IS/Proposed Negative Declaration (ND) is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15072 and 15073 (CEQA). All comments must be submitted in writing to the address below. 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 Initial Study and Negative Declaration is set for:

Starting Date: August 28, 2020

Ending Date: September 28, 2020

Public Hearing: The City of Palmdale Planning Commission is scheduled to make a decision regarding this project and the associated ND on October 8, 2020, in the City Council Chambers at 38300 Sierra Highway, Palmdale, California, 93550 at 7:00 p.m.

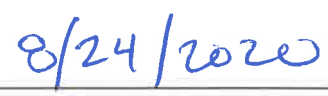
Responses and Comments: Please send your written comments before September 28, 2020 to:

Carlene Saxton, Deputy Director of Economic and Community Development
City of Palmdale, Department of Economic and Community Development
38250 Sierra Highway
Palmdale, California 93550
Phone (661) 267-5293, FAX (661) 267-5233
Email: csaxton@cityofpalmdale.org

Document Availability: Copies of the draft Specific Plan, IS/proposed ND, Palmdale TOD Framework Plan Program EIR, and other pertinent materials related to this project are available for public review at the Planning Division (38250 Sierra Highway) from 7:30 am to 6:00 pm Monday through Thursday. Due to Covid-19 pandemic, a hard copy of the IS may not be accessible at Palmdale City Library (700 East Palmdale Boulevard, Palmdale, CA 93550). However, the IS/proposed ND document will be made available on the City's website at www.cityofpalmdale.org/planning.



Carlene Saxton
Deputy Director of Economic and
Community Development



Date