



# PALMDALE

*a place to call home*

## 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.:** Housing Opportunity Project - TTM 24-0001, CDEV 24-0001 and SPR 24-0003

**Project Location:** The approximately 14.32-acre proposed Project site is located on five parcels that will be consolidated from 45 smaller parcels located generally between 26th Street East, East Avenue R-9, 29th Street East, and East Avenue R-12. Assessor's Parcel Numbers are: 3019-009-900, 3019-010-903 through -913, 3019-011-900 through -920, and 3019-012-901 through -912.

**Project Description:** The proposed project consists of the construction of a 330 dwelling unit development composed of 152 affordable walkup apartments, 84 market rate apartments, 60 townhomes, and 34 cottages along with the improvements necessary to support the development and a 2-acre public park.

**Environmental Review:** In compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the proposed development 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 was prepared, which determined that while environmental impacts would occur with implementation of the Project, the environmental impacts would be reduced to less than significant with the implementation of mitigation measures.

**Public Review Period:** The Initial Study/Mitigated Negative Declaration (IS/MND) 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 comment period during which the City will receive comments on the IS/MND is set for:

**Starting Date: April 12, 2024**

**Ending Date: May 13, 2024**

**Review Authority:** The City of Palmdale Review Authority is tentatively scheduled to make a decision regarding this project and the associated IS/MND on June 13, 2024.

**Responses and Comments:** Please send your written comments to:

Megan Taggart, Deputy Director of Economic and Community  
Development  
City of Palmdale  
38250 Sierra Highway  
Palmdale, California 93550  
Phone (661) 267-5213  
Email: mtaggart@cityofpalmdale.org

**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 <https://www.cityofpalmdaleca.gov/277/Environmental-Documents>.

  
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Brenda Magaña  
Planning Manager

4/11/24  
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Date