



# 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.:** Tentative Tract Map 83674

**Project Location:** The project site consists of three parcels (approximately 60 acres), Assessor's Parcel Numbers 3001-003-160, -163, and -164, hereinafter referred to as the project. The project is generally located at the northwest corner of Rancho Vista Boulevard and Tilbury Drive within the Rancho Vista Specific Plan, City of Palmdale, County of Los Angeles.

**Project Description:** The Proposed Project is a request to subdivide approximately 60 acres into 242 lots, including three detention basins and the construction of 239 single-family homes. The on-site amenities include a dog park, playground, walking paths and trails, and open space with seating areas.

**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 (IS) 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:** May 13, 2024

**Ending Date:** June 12, 2024

**Public Hearing:** The City of Palmdale Planning Commission is tentatively scheduled to make a decision regarding this project and the associated IS/MND on July 11, 2024, in

the City Hall Council Chamber at 38300 Sierra Highway, Suite B, Palmdale, California, at 7:00 p.m.

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

Jasmine Almora, Associate Planner  
City of Palmdale  
Economic and Community Development Department – Planning Division  
38250 Sierra Highway  
Palmdale, California 93550  
Phone (661) 267-5287  
Email: [jalmora@cityofpalmdale.org](mailto:jalmora@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 a.m. to 6:00 p.m. 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>.

  
Brenda Magaña  
Planning Manager

5/9/24  
Date