



PALMDALE

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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.: Site Plan Review 22-014

Project Location: Northwest corner of Avenue M-8 and 10th Street West (APNs 3111-012-083 and -084).

Project Description: A request to develop a 15-unit light industrial building comprised of a combination of warehouse and office spaces (Units “A” through “O”). The project site is a vacant lot at the northwest corner of Avenue M-8 and 10th Street West [Assessor’s Parcel Numbers (APNs) 3111-012-083 and 3111-012-084] in Palmdale, CA (the City), which is under the jurisdiction of the Antelope Valley Air Quality Management District (AVAQMD). The approximately four-acre parcel will be developed with one building totaling 53,233 square feet, including 38,473 total square feet of warehouse space and 14,760 total square feet for office use. The office spaces will face the front of the building, and the rear of the building will feature passage and roll-up doors for each unit. Paved parking areas will total 94,590 square feet, with 19,471 square feet of drought-tolerant landscaping. Other areas not paved with asphalt will total 20,353 square feet.

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 PBP Industrial 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: November 6, 2024


Ending Date: December 6, 2024

Review Authority: The City of Palmdale Review Authority is tentatively scheduled to make a decision regarding this project and the associated MND on February 20, 2025.

Responses and Comments: Please send your written comments to:

Brenda Magaña, Planning Manager
City of Palmdale
Economic and Community Development Department – Planning
Division
38250 Sierra Highway
Palmdale, California 93550
Phone (661) 267-5293
Email: bmagana@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>.


Brenda Magaña
Planning Manager

11/5/24
Date