



Los Angeles County Clerk  
Environmental Filings  
12400 Imperial Hwy., Rm. 2001  
Norwalk, CA 90650

FROM: City of Palmdale  
Planning Division  
38250 Sierra Highway  
Palmdale, CA 93550

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

CONTACT: Brenda Magaña  
(661) 267-5200

**SUBJECT: Filing of Notice of Determination in Compliance With Section 21108 or 21152 of the Public Resources Code**

State Clearinghouse Number: N/A

**Project No.: MOD24-0008 and TE 24-0006** (related to Tentative Tract Map 60500 Time Extension No. 2)

Project Applicant: LA-DF Investment Fund 78

Project Location (include county): South of Vista Point Way and west of Rancho Vista Boulevard, Los Angeles County, (APN's: 3001-003-015 and -162)

Project Description: An Initial Study was prepared for the project in conjunction with the original approval, and on September 21, 2006, the Planning Commission adopted an MND finding that, with the incorporation of mitigation, the project would not have a significant impact on the environment. On September 24, 2020, the California Department of Fish and Wildlife (CDFW) Commission voted to declare the Western Joshua Tree (*Yucca brevifolia*) a candidate species under provisions of the California Endangered Species Act (CESA) for a period of one year while the agency conducted a study to consider formal protection under the law. Although not protected under CESA at the time of approval of the MND for the subject project, the City of Palmdale had regulations in place to manage the protection and preservation of Western Joshua Trees and other native vegetation pursuant to PMC Chapter 14.04. These protections were reflected in the Initial Study, and the project incorporated mitigation measures requiring the developer to prepare a Native Desert Vegetation Preservation Plan to address impacts to on-site Western Joshua Trees. However, the Western Joshua Tree is now protected under CESA, and therefore, the applicant must apply for an Incidental Take Permit through the CDFW pursuant to Fish and Game Code Section 2081(b) for impacts to Western Joshua Trees on-site. Staff has reviewed the MND to determine whether the project triggered any of the conditions described in Sections 15162, 15163, or 15164 of the California Environmental Quality Act guidelines, which require the preparation of a subsequent supplemental, or addendum to the MND and concluded that the time extension and major modification do not propose any changes to the project and the approved MND adequately addresses the project's impact on the environment. Also, there have been no changes to the site or the surrounding area, since the approved MND was prepared that

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would require additional environmental clearance. As such, no further documentation is required.

This is to advise that the City of Palmdale ( Lead Agency or  Responsible Agency) has approved the above described project on January 22, 2025, and has made the following determinations regarding the above described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for the project.
5. A Statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration with comments and responses and record of project approval, is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550.

Signature (Public Agency):

  
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Brenda Magaña, Planning Manager  
City of Palmdale

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Date 1/23/25

Authority cited: Section 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.