



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: Justin Sauder  
(661) 267-5372

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

State Clearinghouse Number: 1989090618

Project No.: Conditional Use Permit 22-009 and Site Plan Review 22-011

Project Applicant: Sustainability Engineering Group, LLC

Project Location (include county): Approximately 450 feet south of West Avenue P-4 and west of 5<sup>th</sup> Street West (APN: 3003-081-068) in the City of Palmdale, County of Los Angeles

Project Description: A request to modify construct a four-story hotel totaling approximately 56,000 square feet with a Type 70 (On Sale General) Department of Alcoholic Beverage Control License, and construct a 2,500 square foot drive through restaurant.

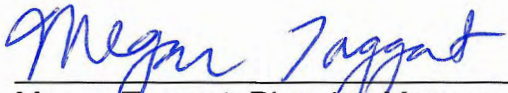
This is to advise that the City of Palmdale ( Lead Agency or  Responsible Agency) has approved the above described project on November 10, 2022, and has made the following determinations regarding the above described project.

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.

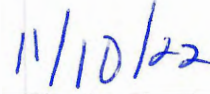
Notice of Determination  
CUP 22-009 and SPR 22-011  
November 10, 2022

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public on the City's website at [www.cityofpalmdale.org](http://www.cityofpalmdale.org).

Signature (Public Agency):



Megan Taggart, Planning Manager  
City of Palmdale



Date

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

**NOTICE OF DETERMINATION**

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

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

**Case Planner:** Susan Koleda, Senior Planner

**Applicant:** Sun Development and Management Corporation

**Address:** 5701 Progress Road  
Indianapolis, IN 46241


**Case:** Conditional Use Permit (CUP) 07-11

**Description of Project:** An application to construct a 136,522 square foot, seven story, 150 room, full service hotel on 4.09 acres. In conjunction with the Conditional Use Permit application, the applicant is requesting a Waiver from the distance separation requirements between incidental alcohol related uses and recreation centers in the vicinity and is requesting the Planning Commission make a Finding of Public Convenience and Necessity to allow for the sale of alcohol within the hotel.

**Location:** Located at the southwest corner of Avenue P-4 and 5<sup>th</sup> Street West within the Palmdale Trade and Commerce Center Specific Plan

Conditional Use Permit 07-11 was approved by the Planning Commission of the City of Palmdale on August 2, 2007. The Planning Commission found the proposal to be consistent with the project which was reviewed in EIR 90-1 certified by the Palmdale City Council on May 24, 1990, for the Palmdale Trade and Commerce Center Specific Plan, encompassing property within the Application, in compliance with the provision of the California Environmental Quality Act, as amended, and adopted a mitigation monitoring program and a Statement of Overriding Considerations for those impacts which could not feasibly be mitigated to a level of insignificance.

The document is on file and available for review at the City of Palmdale, Planning Department, 38250 Sierra Highway, Palmdale, California 93550.

**Dated:**   
Asoka Herath, Director of Planning  
City of Palmdale

**FILED**

AUG 14 2007

CONNOR B. MCCORMACK, COUNTY CLERK  
  
L. ARTERBERRY DEPUTY

THIS NOTICE WAS POSTED  
ON AUG 14 2007  
UNTIL SEP 13 2007  
REGISTRAR-RECORDER/COUNTY CLERK

07 0026725



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
 DEPARTMENT OF FISH AND GAME  
 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFG 710 (5-81) (2-03)

Lead Agency: \_\_\_\_\_  
 County / State Agency of Filing: \_\_\_\_\_  
 Project Title: \_\_\_\_\_  
 Project Applicant Name: \_\_\_\_\_  
 Project Applicant Address: \_\_\_\_\_  
 Project Applicant (check appropriate box):  
 Local Public Agency  School District   
 State Agency  Private Entity   
 Other Special District

271919

Date: \_\_\_\_\_  
 Document No: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**CHECK APPLICABLE FEES:**

- ( ) Environmental Impact Report
- ( ) Negative Declaration
- ( ) Application Fee Water Diversion (State Water Resources Control Board Only)
- ( ) Projects Subject to Certified Regulatory Programs
- ( ) County Administrative Fee
- ( ) Project that is exempt from fees

\$850.00 \$ \_\_\_\_\_  
 \$1,250.00 \$ \_\_\_\_\_  
 \$850.00 \$ \_\_\_\_\_  
 \$850.00 \$ \_\_\_\_\_  
 \$25.00 \$ \_\_\_\_\_

TOTAL RECEIVED \$ 250

Signature and title of person receiving payment: \_\_\_\_\_  
 WHITE-PROJECT APPLICANT

YELLOW-DFG/PASS

PINK-LEAD AGENCY

GOLDENROD-STATE AGENCY OF FILING

08/14/07 912794 0000410003 9927  
CHECK \$2550.00  
PAY TO L.A. TREASURER  
COUNTY OF L.A.  
FOR DEPOSIT ONLY