



☒ 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: Jasmine Alvarado
Assistant Planner
(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 Title: Tentative Tract Map 83317 and Site Plan Review 21-006

Project Applicant: Andrew Eliopulos

Project Location (include county): South of Grand Cypress Avenue at the intersection of Delta Lane, Palmdale, Los Angeles County, CA (APN: 3005-046-023)

Project Description: A request to subdivide one parcel into 18 condominium units and construct two industrial buildings totaling approximately 60,000 square feet in two phases.

This is to advise that the City of Palmdale (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on August 12, 2021 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 final Initial Study with comments and responses and record of project approval, or the Mitigated Negative Declaration is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550.

Notice of Determination
TTM 83317 and SPR 21-006
August 12, 2021

Signature (Public Agency):

A handwritten signature in blue ink, appearing to read "Megan Taggart", written over a horizontal line.

Megan Taggart, Planning Manager
City of Palmdale

A handwritten date "8/12/21" in blue ink, written over a horizontal line.

Date

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

Notice of Determination

Form C

To: ☒ Office of Planning and Research
P.O. Box 3044, Room 222
Sacramento, CA 95812-3044

From: (Public Agency) City of Palmdale
Planning Department

☐ County Clerk
County of _____

38250 N Sierra Hwy
Palmdale, CA ^(Address) 93550

Subject:

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Reaffirmation of Previous Approval of Master Conditional Use Permit 99-9 and
Project Title Site Plan Review 11-99-1

SCH 1999121116

State Clearinghouse Number
(If submitted to Clearinghouse)

AsbkaeHerathdale

Lead Agency
Contact Person

661/267-5243

Area Code/Telephone/Extension

South side of Avenue O between Division Street and 7th Street West
Project Location (include county)

Project Description: MCUP 99-9 proposes a comprehensive business park development on approx 120 acres including the establishment of a project approval process for subsequent development and of design guidelines for future development of the project area; and SPR 11-99-1 proposes to develop 12.61 gross acres, identified as lot 1 of proposed TPM 25857, with a 214,158 square foot manufacturing facility in two phases.

This is to advise that the City of Palmdale has approved the project described above on ☒ Lead Agency ☐ Responsible Agency

August 17, 2000 and has made the following determinations regarding the project described above:
(Date)

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 statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval is available to the General Public at:


Signature (Public Agency)

9.8.00

Date

DIRECTOR OF PLANNING
Title

Date received for filing at OPR:

As of January 2000

Notice of Determination

Reaffirmation of Previous Approval of Master Conditional Use Permit (MCUP) 99-9, and
Site Plan Review (SPR) 11-99-1

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The Planning Commission of the City of Palmdale on August 17, 2000 reaffirmed their approval of Master Conditional Use Permit 99-9 and Site Plan Review 11-99-1 on February 3, 2000. It has been determined that the project will not have a significant effect on the environment with the incorporation of mitigation measures and the Planning Commission reaffirmed the Mitigated Negative Declaration approved on February 3, 2000 for the project in compliance with the provisions of the California Environmental Quality Act, as amended.

The mitigation measures which were made a condition of approval of the project are:

1. Antelope Valley Air Pollution Control District (AVAPCD) Rule 403, as amended, shall be adhered to, ensuring the clean up of the construction-related dirt on approach routes to the site, and the application of water and/or chemical dust retardants that solidify loose soils shall be implemented for construction vehicle access, as directed by the City Engineer. This shall include covering, water, or otherwise stabilizing all inactive soil piles (left more than 10 days) and inactive graded areas (left more than 10 days). The following measures shall also be implemented.
 - Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. The applicant shall maintain sufficient vehicles and equipment for watering purposes. Active sites shall be watered as necessary. Portions of the project site that are undergoing earth moving operations shall be watered such that a crust will be formed on the ground surface and then watered again at the end of the day. All unpaved construction roads shall be watered as necessary.
 - All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
 - Stockpiles of soil, sand, and similar materials shall be stabilized by being enclosed, covered, watered, or with application of non-toxic soil binders. All truck loads of export debris shall be covered and shall maintain a minimum of two feet of freeboard.
2. Heavy construction equipment shall be properly tuned and maintained to reduce emissions. Construction equipment shall be fitted with the most modern emission control devices. The construction manager shall

Notice of Determination

**Reaffirmation of Previous Approval of Master Conditional Use Permit (MCUP) 99-9, and
Site Plan Review (SPR) 11-99-1**

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for incidental taking of Mohave ground squirrel. The permit application must outline compensation for expected impacts on habitat for this species. Compensation can include, but is not limited to, the purchase of off-site property to be included within permanent open space areas. The compensation will be developed in consultation with the CDFG and the City of Palmdale.

12. Construction activities shall comply with City of Palmdale Municipal Code Section 8.28.030, which permits construction noise between the hours of 6:30 a.m. and 8:00 p.m., Monday through Saturday.
13. Stationary on-site construction equipment and construction vehicle staging areas shall be placed such that emitted noise is directed away from sensitive noise receivers, to the satisfaction of the Planning Director. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers, to the satisfaction of the Building and Safety Department.
14. Project truck traffic shall, to the extent possible, utilize the designated truck routes, Sierra Highway and Rancho Vista Boulevard (Avenue P).
15. The mechanical equipment shall be located and designed so that it will not exceed City noise standards at the adjacent residential land uses. Mitigation to ensure this includes requirements for specifications for quiet equipment, and orienting the equipment away from the homes so that it is shielded by the building from the homes. All mechanical equipment shall be located on the side of the building furthest from the residential areas or shall be constructed with a parapet around the equipment so that it is shielded, to the satisfaction of the Director of Building and Safety.
16. Prior to issuance of building permits, the applicant shall demonstrate that all project structures will meet applicable City interior noise levels, in accordance with applicable noise standards and zoning regulations.
17. The project applicants shall comply with the Design Guidelines prepared for the project. The detailed site plans shall demonstrate that on-site mechanical equipment and loading areas will not be located adjacent to sensitive uses, particularly with respect to the residential areas located



ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 753.54 (2-91)

Lead Agency:

City of Palmdale

Date:

3.14.00

County/State Agency of Filing:

Los Angeles County

Document No.:

Project Title:

CPA 99-2(B) 2C 99-4 + PM 25857

Project Applicant Name:

Asoka Herath

Phone Number:

Project Applicant Address:

38306 5th St. East Palmdale 93550

Project Applicant (check appropriate box):

Local Public Agency ☒

School District ☐

Other Special District ☐

State Agency ☐

Private Entity ☐

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00	\$	
<input checked="" type="checkbox"/> Negative Declaration	\$1,250.00	\$	1250.00
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$	25.00
<input type="checkbox"/> Project that is exempt from fees			

TOTAL RECEIVED

\$1275.00

Signature and title of person receiving payment:

[Signature]

FIRST COPY-PROJECT APPLICANT

SECOND COPY-DFG/FASB

THIRD COPY-LEAD AGENCY

FOURTH COPY-COUNTY/STATE AGENCY OF FILING

TRANSMIT CONFIRMATION REPORT

1
NO. : 002
RECEIVER : 9163233018
TRANSMITTER : PALMDALE PLANNING
DATE : SEP 08'00 8:19
DURATION : 04'25
MODE : STD
PAGES : 08
RESULT : OK