



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 19-004 and Density Bonus Agreement 19-001 (Juniper Grove Apartments)

Project Location: A vacant 4.75-acre parcel located at the southeast corner of Avenue R and Division Street, City of Palmdale, County of Los Angeles.

Project Description: The proposed project is an affordable housing development consisting of a three-story, multi-family residential building ("Project"). The Project would provide 101 dwelling units reserved for Low-income Households, exclusive of one manager's unit. The Project includes a Density Bonus Agreement to allow 22 dwelling units per acre on-site (35% increase).

Public Review Period: The Mitigated Negative Declaration is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15072 and 15073 (California Environmental Quality Act). All comments must be submitted in writing to the address below. Please refer to this project by the file/index numbers listed above. If you have no comment, no reply is necessary. The City of Palmdale does not limit public comments to only the circulation period. Comments can be submitted for consideration up until final action is taken by a vote of the approving authority. The review period has not been shortened pursuant to Section 15105 of the California Environmental Quality Act (CEQA) Guidelines. The comment period during which the City will receive comments on the Mitigated Negative Declaration is:

Starting Date: November 7, 2019

Ending Date: December 2, 2019

Public Hearing: The City of Palmdale Planning Commission is scheduled to make a decision regarding this project and the associated Mitigated Negative Declaration on December 12, 2019, in the City Council Chambers at 38300 Sierra Highway, Palmdale, California, 93550 at 7:00 p.m.

Responses and Comments: Please send your written comments to:

Perry Banner, Contract Planner
City of Palmdale, Economic and Community Development Department
38250 Sierra Highway
Palmdale, California 93550
Phone (661) 267-5200, FAX (661) 267-5233
Email: pbanner@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 available for review at the Palmdale City Library (700 East Palmdale Boulevard, Palmdale, CA 93550). Additional information is also available on the City website at www.cityofpalmdale.org.



Rob Bruce
Planning Manager

11-5-19

Date