



**CITY OF PALMDALE  
PLANNING DIVISION  
INITIAL STUDY**

1. Project Title: General Plan Amendment (GPA) 16-002 / Zone Change (ZC) 16-002 / Zoning Ordinance Amendment (ZOA) 16-002
2. Lead Agency Name and Address: City of Palmdale  
38250 Sierra Highway  
Palmdale, CA 93550
3. Contact Person and Phone Number: Victor Mendez, Assistant Planner  
(661) 267-5200
4. Project Location: Southwest corner of Palmdale Boulevard and 35<sup>th</sup> Street East
5. Project Sponsor' Name and Address: Ms. Laura Herman  
Palmdale Aerospace Academy  
38060 20<sup>th</sup> Street East  
Palmdale, CA 93552
6. Surround Land Uses and Setting

**EXISTING LAND USE / ZONING / GENERAL PLAN:**

	<b>SURROUNDING LAND USE</b>	<b>ZONING</b>	<b>GENERAL PLAN</b>
SITE	New school under construction	R-3 (Multiple Residential)	Multi-Family Residential (MFR 10.1-16 du/ac)
NORTH	Palmdale Boulevard, existing single family homes, and commercial uses	C-3 (General Commercial) and R-1-7,000 (Single Family Residential)	CC (Community Commercial) and SFR-3 (Single Family 3.1-6 dwelling units per acre)
SOUTH	Existing single-family homes	R-1-7,000 (Single Family Residential)	SFR-3 (Single Family 3.1-6 dwelling units per acre)
EAST	Vacant	C-3 (General Commercial)	CC (Community Commercial)
WEST	35 <sup>th</sup> Street East and vacant land	C-3 (General Commercial)	CC (Community Commercial)

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7. Description of Project: General Plan Amendment 16-002, Zone Change 16-002, and Zoning Ordinance Amendment 16-002 are applications for the following items: a) General Plan Amendment 16-002 is a request to amend the General Plan Land Use designation on 15.99 acres from MFR (Multi-Family Residential 10.1-16 du/ac) to CC (Community Commercial); b) Zone Change 16-002 is a request to change the Zone designation on 15.99 acres from R-3 (Multiple Residential) to C-3 (General Commercial); and c) Zoning Ordinance Amendment is a request to amend the Palmdale Zoning Ordinance to allow schools from kindergarten through grade twelve within the C-3 (General Commercial) zone subject to approval of a Conditional Use Permit. There is no development proposed with these applications.

8. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement).

None

9. Date Deemed Complete/Ready to Process: December 20, 2016

10. Have any of the following studies been submitted?

- |  |  |
|--|--|
| <input type="checkbox"/> Geology Report                            | <input type="checkbox"/> Historical Report             |
| <input type="checkbox"/> Geotechnical Report                       | <input type="checkbox"/> Archaeological Report         |
| <input type="checkbox"/> Hydrology Report                          | <input type="checkbox"/> Paleontological Study         |
| <input type="checkbox"/> Traffic Study                             | <input type="checkbox"/> Line of Sight Exhibits        |
| <input type="checkbox"/> Noise Study                               | <input type="checkbox"/> Visual Analysis               |
| <input type="checkbox"/> Biological Study                          | <input type="checkbox"/> Slope Map                     |
| <input type="checkbox"/> Native Vegetation<br>Preservation Plan    | <input type="checkbox"/> Fiscal Impact Analysis        |
| <input type="checkbox"/> Solid Waste<br>Generation Report          | <input type="checkbox"/> Air Quality Report            |
| <input type="checkbox"/> Public Services/<br>Infrastructure Report | <input type="checkbox"/> Hazardous Materials/<br>Waste |

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation:

I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

Approved:

12-20-16  
Date

  
\_\_\_\_\_  
Rob Bruce, Planning Manager

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DISCUSSION:

The subject site is under construction for the development of a charter school that was previously approved through Conditional Use Permit (CUP) 15-036. The site has a General Plan Land Use designation of MFR (Multi-Family Residential 10.1-16 du/ac) and a Zoning designation of R-3 (Multiple Residential).

This project had applications submitted for the following items: a) General Plan Amendment 16-002 is a request to amend the General Plan Land Use designation on 15.99 acres from MFR (Multi-Family Residential 10.1-16 du/ac) to CC (Community Commercial); b) Zone Change 16-002 is a request to change the Zone designation on 15.99 acres from R-3 (Multiple Residential) to C-3 (General Commercial); and c) Zoning Ordinance Amendment is a request to amend the Palmdale Zoning Ordinance to allow schools from kindergarten through grade twelve within the C-3 (General Commercial) zone subject to approval of a Conditional Use Permit.

The new General Plan Amendment, Zone Change, and Zoning Ordinance Amendment will result in a less than significant effect on the environment because there is no proposed development with these applications.

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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed project does not have the ability to degrade the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory because there is no proposed development associated with the project.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The project does not have any impacts that would be cumulatively considerable because there is no proposed development.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

There are no aspects of the project that will have a substantial adverse effect on human beings directly or indirectly because there is no proposed development associated with the project.