



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

FROM: Luis Garibay
City of Palmdale
Economic and Community
Development
38250 Sierra Highway
Palmdale, CA 93550

Project Title: Purchase and Sale of Agreement with Covington Investments, LLC

Project Location - Specific: Southeast corner of Sierra Highway and Avenue M (APN's 3126-022-928 & 3126-022-929)

Project Location - City: Palmdale

Project Location - County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: Approval of Purchase and Sale Agreement with Covington Investments, LLC for the sale of 96 acres of City-owned land.

Name of Agency Approving Project: City of Palmdale

Project Applicant: Covington Investments, LLC

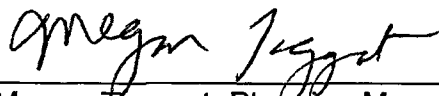
Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. State Type and Section Number:
- Statutory Exemption. State Code Number: 15061(B)(3)

Reasons why project is exempt: The City's approval of the PSA does not constitute the approval of a project for purposes of CEQA. The project qualifies under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Pursuant to CEQA Guidelines Section 15061(B)(3), where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The PSA involves a change of ownership and given that the request does not include any development, it does not result in a physical change that could cause an impact to the environment. Any future development application will be reviewed for CEQA compliance under a separate entitlement and the appropriate environmental document will be prepared to address project-specific impacts.

Notice of Exemption
Purchase and Sale of Agreement with Covington Investments, LLC
Page 2

Lead Agency Contact Person: Luis Garibay Phone No.: 661/267-5162
Director of Economic and
Community Development



Megan Taggart, Planning Manager
City of Palmdale

10/28/21

Date

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.