



TO: 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

Project Title: Site Plan Review 22-003 and Density Bonus Agreement 22-001

Project Location - Specific: At the southwest corner of 25<sup>th</sup> Street East and East Avenue Q-4 (APN: 3018-014-074)

Project Location - City: Palmdale

Project Location - County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: A request to construct eight multi-family residential buildings totaling approximately 93,000 square feet on approximately four and a half acres

Name of Agency Approving Project: City of Palmdale

Project Applicant: JCL Development, 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: Section 15332
- Statutory Exemption. State Code Number:

Reasons why project is exempt: The proposed request is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332, of the CEQA Guidelines, which exempts in-fill development projects that have no significant impacts to the environment. The project qualifies as in-fill development because it consists of developing eight buildings totaling approximately 93,000 square feet on a site within the R-3 (Multiple Family Residential) zone, which allows multi-family residential uses. In addition, the project occurs within the City limits on a site of less than five acres and is substantially surrounded by urban uses including existing commercial buildings to the south, single-family residences across 25th Street East to the east, existing multifamily residences to the north and west.

Lead Agency Contact Person: Jasmine Alvarado

Phone No.: (661) 267-5287

Megan Taggart, Planning Manager  
City of Palmdale

Date

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