



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: General Plan Amendment 21-002 and Zone Change 21-002

Project Location - Specific: Adjacent Pearblossom Highway and approximately 1,700 feet west of Fort Tejon Road / Highway 138 (APNS: 3051-019-900, -112 and -030)

Project Location - City: Palmdale

Project Location - County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project is a request to modify the General Plan land use designation from MR (Medium Residential, 6.1 to 10 dwelling units per acre) to RC (Regional Commercial) / PF (Public Facilities) and zone from R-2 (Medium Residential, 6.1 to 10 dwelling units per acre) to C-4 (Commercial Center) / PF (Public Facilities) for three contiguous parcels located adjacent to Pearblossom Highway and approximately 1,700 feet west of Fort Tejon Road / Highway 138. No development is proposed in conjunction with this request.

Name of Agency Approving Project: City of Palmdale

Project Applicant: Four Points Enterprises, 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, Class 32
- Statutory Exemption. State Code Number:

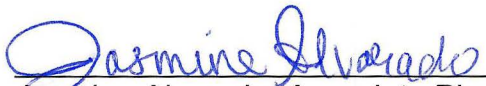
Reasons why project is exempt: The proposed request is Categorically Exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15332, of the CEQA Guidelines, which exempts in-fill development projects that have no significant impacts to the environment. The project qualifies as in-fill development because although no development is proposed, it consists of modifying the General Plan land use designation from MR (Medium Residential, 6.1 to 10 dwelling units per acre) to RC (Regional Commercial) / PF (Public Facilities) and zone from R-2 (Medium Residential, 6.1 to 10 dwelling units per acre) to C-4 (Commercial Center) / PF (Public Facilities) for three contiguous parcels. Additionally, the request resolves a past misdesignation,

Notice of Exemption
GPA 21-002 and ZC 21-002
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because one of the three parcels is a public utility site containing a water well, which was previously erroneously designated as R-2. The proposed request is within the City limits on a site of five acres and is substantially surrounded by urban uses across Pearblossom Highway to the south, existing commercial uses to the east, existing single-family residences to the west, and existing railroad tracks to the north. No development is proposed at this time and future development will require additional review and approval.

Lead Agency

Contact Person: Associate Planner Jasmine Alvarado Phone No.: (661) 267-5287



Jasmine Alvarado, Associate Planner
City of Palmdale

5/5/22

Date

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