



CITY OF PALMDALE

NOTICE OF EXEMPTION

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 23-0010

Project Applicant: Ken Verzosa, Challman Engineering, Inc.

Project Location - Specific: Southwest corner of West Avenue M-14 and 11th Street West
(APNs: 3111-022-054 and -055)

Project Location - City: Palmdale

Project Location - County: Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: A request to construct a two-story professional office building totaling 24,600 square feet on two vacant parcels totaling 1.20 acres.

Name of Agency Approving Project: City of Palmdale

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, Infill Development Projects
- Statutory Exemption. State Code Number:

Reasons why project is exempt: The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) Guidelines review pursuant to Section 15332, Infill Development Projects, of the CEQA Guidelines. This exemption applies to the construction of a 24,600 square foot professional office building, as it complies with all applicable general plan policies and zoning designation regulations, will occur within the city limits on a 1.20-acre parcel, on a site that is surrounded by urban development and has no value as habitat for endangered, rare, or threatened species. Furthermore, the project will not result in any new adverse environmental impacts related to traffic, noise, air quality, or water quality, on a site that can be adequately served by all required utilities and public services.

Lead Agency Contact Person:
Contract Planner Chantal Power, AICP

Phone No.: (909) 754-1653

Brenda Magaña, Planning Manager
City of Palmdale

Date 1/22/25