



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

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Project Planner: Ivan Galeazzi, Associate Planner

Project Title: Tentative Tract Map 66309

Project Location / Specific: Located on the northeast corner of 45th Street East and East Avenue S-8 (APNs: 3052-002-038 and -039) City of Palmdale, County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: A request to subdivide two parcels totaling approximately nine acres into 37 residential lots for the purpose of constructing 36 single-family residences and one detention basin.

Name of Agency Approving Project: City of Palmdale

Project Applicant: Monte Vista Homes

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. Section 15301, Class 1 (Existing Facilities)
- Statutory Exemption. State Code Number: (PRC Section 21083.3(b) and CEQA Guidelines Section 15183.

Reasons why project is exempt: The proposed project is Statutorily Exempt from environmental proceedings pursuant to Section 15183, which states that projects that are consistent with the development density established by the existing zoning, community plan or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.

Specifically, the Project qualifies for the exemption because the following findings can be made:

- 1 The Project is consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified.**

The proposed Project site has a General Plan land use designation of Single-Family Residential 3 (SFR 3) and is zoned as Single Family Residential 3 (SFR 3). The SFR 3 land use designation allows for a density of up to six dwelling units per acre (du/ac) and does not have a minimum or maximum Floor Area Ratio (FAR). According to the Palmdale Municipal Code (PMC) Chapter 17.32 (Single-Family Residential Zones), SFR 3 zones are intended for detached single-family subdivisions containing the City's standard 7,000 square foot minimum lot size at a maximum of six du/ac. The Proposed Project would establish 37 lots at a minimum of 60 feet wide and 7,000 square feet in size and 36 of the lots would be used for single-family homes, while the remaining lot is used for a water quality detention basin. Detached and attached single-family residential dwellings are permitted uses in the SFR 3 zone. Furthermore, the Project would have a density of approximately four du/ac, which does not exceed the maximum threshold of six du/ac.

2 There are no Project specific effects which are peculiar to the Project or its site, and which the GP EIR failed to analyze as significant effects.

The proposed Project is similar to other properties in the area. Surrounding properties to the west, east, and south are designated and zoned as SFR 3. The Project Site does not support any peculiar environmental features, and the Proposed Project would not result in any peculiar effects. In addition, project impacts were adequately analyzed by the General Plan (Palmdale 2045) (GP FEIR). The GP FEIR identified that the General Plan buildout would have significant and unavoidable environmental effects related to air quality, transportation/traffic, and climate change (greenhouse gas emissions). The GP FEIR also identified six environmental impact areas for which Mitigation Measures were required to reduce potential environmental impacts to a less than significant level: (1) air quality, (2) biological resources, (3) cultural resources, (4) geology, (5) noise, and (6) tribal cultural resources.

3 There are no potentially significant off-site and/or cumulative impacts which the GP EIR failed to evaluate.

The Project is consistent with the land use characteristics of the development considered by the GP FEIR and would represent a small part of the growth that was forecasted for the build-out of the General Plan. The GP FEIR considered the incremental impacts of the Project, and no significant off-site or cumulative impacts that were not previously evaluated have been identified.

4 There is no substantial new information which results in more severe impacts than anticipated by the GP EIR.

No new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GP FEIR.

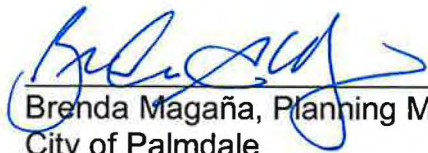
Notice of Exemption
TTM 66309
March 25, 2026

5 The Project will undertake feasible mitigation measures specified in the GP EIR.

The proposed Project would undertake feasible Mitigation Measures specified in the GP FEIR. These GP FEIR Mitigation Measures will be undertaken through Project design, compliance with regulations and ordinances, the Project's conditions of approval, and the City's review process.

Lead Agency

Contact Person: Brenda Magaña, Planning Manager Phone No.: 661/267-5200



Brenda Magaña, Planning Manager
City of Palmdale

3/25/26
Date

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.