



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 Planner: Juan Lopez, Assistant Planner

Project Title: Minor Site Plan Review 24-0001

Project Location: Southeast corner of East Avenue Q-7 and 2nd Street East City: Palmdale
County: Los Angeles (APNs: 3008-024-026, and -027)

Description of Nature, Purpose, and Beneficiaries of Project: A request to develop three vacant parcels totaling approximately 0.47 acres with a mixed-use building, consisting of 22 multi-family residential units and a commercial retail space totaling approximately 23,300 square feet.

Name of Agency Approving Project: City of Palmdale

Project Applicant: Hanbali & Associates on behalf of Luis Olguin

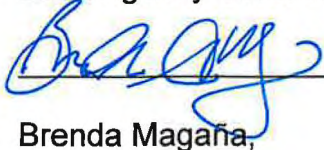
Exempt Status:

- ☐ 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 the project is exempt: The project is categorically exempt from environmental proceedings pursuant to Section 15332 (Class 32 - In-fill Development) of the California Environmental Quality Act (CEQA) Guidelines, which exempts the installation, maintenance, and alterations of existing equipment in structures and the construction of new, small accessory structures. The proposed project is for the development of three vacant parcels totaling approximately 0.47 acres with a mixed-use building, consisting of 22 multi-family residential units and a commercial retail space totaling approximately 23,300 square feet. The project site is located at the southeast corner of the intersection of 2nd Street East and Avenue Q-7 in the City of Palmdale. The project site is surrounded by residential areas and a public school. The project is consistent with all applicable general plan and zoning designations, is located within an urban area, and will not harm endangered, rare, or threatened species. In addition, the project will be adequately served by all required utilities and will not cause any significant effects on traffic, noise, air quality, or water quality.

Notice of Exemption
MSPR 24-0001
September 1, 2026

Lead Agency Contact Person:

A handwritten signature in blue ink, appearing to read 'B. Magaña', is written over a horizontal line.

Brenda Magaña,
Planning Manager
City of Palmdale

9-2-2026

Date

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

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