



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: Ivan Galeazzi, Associate Planner

Project Title: Site Plan Review 24-0014 and Minor Use Permit 24-0002

Project Location / Specific: Located on the northwest corner of Auto Center Drive and Trade Center Drive (APNs: 3003-079-020 and -021)

Project Location: City of Palmdale, County of Los Angeles

Description of Nature, Purpose, and Beneficiaries of Project: A proposal to construct two industrial warehouse buildings totaling approximately 205,254 square feet located on approximately 10 acres site.

Name of Agency Approving Project: City of Palmdale

Project Applicant: Brandon Wolfe, EPD Solutions, Inc.

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: 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 (PRC Section 21083.3(b) and CEQA Guidelines Section 15183.

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 would develop the site with two new warehouse facilities, which is consistent with the uses analyzed in the General Plan (Palmdale 2045) Environmental Impact Review (GP EIR) and allowed by

the Employment Flex (EMPX) and Office Flex (OFX) zoning designation with approval of a Minor Use Permit (MUP).

- 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 subject property is similar to other properties in the area, including its land use designation and zoning. The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects. The GP EIR identified that the GP would have significant and unavoidable environmental effects related to air quality and utilities and service systems. The GP EIR also identified environmental impact areas for which mitigation measures were required to reduce potential environmental impacts to a less-than-significant level related to biological resources, cultural resources, geology and soils, noise, and tribal cultural resources.
- 3 **There are no potentially significant off-site and/or cumulative impacts which the GP EIR failed to evaluate.** The proposed Project is consistent with the density and land use characteristics of the development considered by the GP EIR and would represent a small part of the growth that was forecasted for build-out of the GP. The GP EIR considered the incremental impacts of the Project, and no potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.
- 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 EIR.
- 5 **The Project will undertake feasible mitigation measures specified in the GP EIR.** The Project will undertake feasible mitigation measures specified in the GP EIR. These GP EIR mitigation measures will be undertaken through Project design, compliance with regulations and ordinances, the Project's conditions of approval, and City permit processing.

Lead Agency

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



Brenda Magaña, Planning Manager
City of Palmdale

1/21/26
Date