



# PALMDALE

*a place to call home*

## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq) and the State CEQA Guidelines (Title 14, California Code of Regulations, Sections 15072 and 15073), notice is hereby given that the City of Palmdale, as Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the project described below. The IS/MND is available for public review and comment.

**Project No.:** Brix Development Palmdale Self Storage (SPR 25-0007)

**Project Location:** Northeast corner of 58<sup>th</sup> Street East and Palmdale Boulevard (APN: 3023-001-084)

**Project Description:** A request to develop a vacant five-acre site with a mini storage facility consisting of nine one-story buildings (Buildings “A” through “J”) with 692 self-storage units, and a 900-square-foot office space located at the southeast corner of Building A. The project would have a total building area of approximately 97,000 square feet. The site includes an infiltration basin, drought-tolerant landscaping, and a six-foot-high perimeter wall. The wall will be a four-foot-high concrete masonry unit wall topped with a two-foot-high decorative fencing. The project will also include off-site street improvements, such as sewer laterals, storm drains, curb and gutter, sidewalk median, bike lane, and street lighting.

**Environmental Review:** In compliance with the California Environmental Quality Act (CEQA), an Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared, which determined that while environmental impacts would occur with implementation of the above-described project, the environmental impacts would be reduced to less than significant with the implementation of mitigation measures.

**Public Review Period:** The IS/MND is available for public review and comment pursuant to the CEQA Guidelines, Sections 15072 and 15073. All comments received by the closing of the public review period will be considered by the Lead Agency in accordance with State and County environmental guidelines.:

**Starting Date: April 7, 2026**

**Ending Date: May 7, 2026**

**Potentially Significant Environmental Impacts**

Cumulative effects that would result from the implementation of the Project have been evaluated throughout the MND, which concludes that such impacts would not occur, would be less than significant, or would be reduced to below a level of significance with the incorporation of mitigation measures. Analysis of the Project determined that there were potentially significant impacts related to:

- Biological Resources
- Cultural Resources
- Geology and Soils
- Tribal Cultural Resources
- Mandatory Finding of Significance

**Review Authority:** The Director of Economic and Community Development will consider approval of the project following the close of the public review period. The decision will be noticed in accordance with the City's 10-day public notification requirements.

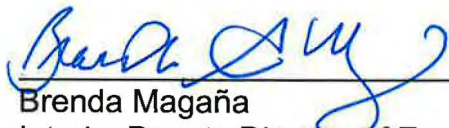
**Responses and Comments:** Please send your written comments to:

Brenda Magaña,  
Interim Deputy Director of Economic and Community Development  
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38250 Sierra Highway  
Palmdale, California 93550  
Phone (661) 267-5293  
Email: [bmagana@cityofpalmdaleca.gov](mailto:bmagana@cityofpalmdaleca.gov)

**Document Availability:**

The IS/MND is available at <https://www.cityofpalmdaleca.gov/277/Environmental-Documents> and at the following locations:

- the Planning Division (38250 Sierra Highway) from 7:30 am-6 pm (Mon-Thu).
- City Hall (38300 Sierra Highway, Suite A).
- Parks and Recreation Department (827 East Avenue Q-9)
- Palmdale City Library (700 East Palmdale Boulevard)



Brenda Magaña  
Interim Deputy Director of Economic  
and Community Development

4/7/20

Date