

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2022080668**Project Title:** Site Plan Review 22-013; Tentative Parcel Map 83915

Lead Agency: City of Palmdale

Contact Person: Brenda Magaña

Mailing Address: 38250 Sierra Highway

Phone: 661-267-5213

City: Palmdale

Zip: 93550

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Palmdale

Cross Streets: Division Street and West Avenue M

Zip Code: 93550

Longitude/Latitude (degrees, minutes and seconds): 34 ° 38 ' 38.31 " N / 118 ° 08 ' 03.85 " W Total Acres: 81.75 gross (71.34 net)

Assessor's Parcel No.: 3128-015-089

Section: 3

Twp.: 6N

Range: 12W

Base: SBB<

Within 2 Miles: State Hwy #: Sierra Highway

Waterways: N/A

Airports: Palmdale Regional/USAF Plant 42

Railways: Union Pacific Railroad

Schools: N/A

Document Type:CEQA: ☐ NOP☒ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☐ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 1,420,070

Acres 81.75 gross

Employees 1,687

☐ Power: Type _____

MW

☐ Educational: _____☐ Waste Treatment: Type _____

MGD

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☒ Vegetation☐ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Energy, GHG, Wildfire**Present Land Use/Zoning/General Plan Designation:**

Aerospace Industrial (AI) Zone / Aerospace Industrial (AI) General Plan Designation

Project Description: (please use a separate page if necessary)

The Project entails applications for a Site Plan Review (SPR 22-013) and Tentative Parcel Map (TPM 83915) to allow for the construction and operation of two industrial buildings totaling approximately 1,420,070 square feet (s.f.). TPM 83915 would subdivide the 81.75-gross acre Project site into two parcels on 71.3 net acres to accommodate development of the proposed buildings, with the remaining acreage consisting of infrastructure improvements and roadway dedications. Both buildings would take access from a proposed north-south oriented public street (Public Street B) through the center of the Project site, which would provide a connection to West Columbia Way / Avenue M on the north, and an east-west oriented roadway (Public Street A) proposed along the southern boundary of the site. Building 1 would have a total of 112 docking doors for trucks, with 56 dock doors each along the northern and southern façades of the building. Building 2 would have a total of 98 docking doors for trucks, with 49 dock doors each along the northern and southern façades of the building. As part of the Project, to mitigate erosion, two aboveground infiltration basins (Basins A and B) are proposed along the northern portion of the Building 1 site and two aboveground infiltration basins (Basins C and D) are proposed along the northern portion of the Building 2 site. Other site features include landscaping, lighting, and paved areas for vehicle movement and parking.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6V Lahontan</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input checked="" type="checkbox"/> Health Services, Department of	Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date October 6, 2023

Ending Date November 20, 2023

Lead Agency (Complete if applicable):

Consulting Firm: T&B Planning, Inc.

Address: 3200 El Camino Real, Suite 100

City/State/Zip: Irvine, CA 92602

Contact: Tracy Zinn, AICP

Phone: 714-505-6360

Applicant: Cov Palmdale 78, LLC

Address: 3 Corporate Plaza, Suite 230

City/State/Zip: Newport Beach, CA 92660

Phone: 949-413-3568

Signature of Lead Agency Representative: 

Date: 10/4/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.