



CITY OF PALMDALE

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

DATE: February 3, 2025

TO: State Clearinghouse, Public Agencies, Organizations, and Interested Parties

PROJECT: Pacific Palmdale

The City of Palmdale as lead agency under the California Environmental Quality Act (CEQA) will prepare an Environmental Impact Report (EIR) for the Pacific Palmdale Project which involves Tentative Parcel Map 84510 and Site Plan Review 24-0021 (herein, Project). In accordance with Section 15082 of the CEQA Guidelines, the City of Palmdale has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, organizations and other interested parties with information describing the proposed project and its potential environmental effects. The City of Palmdale is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

This NOP is also available on the City's website at:
<https://www.cityofpalmdaleca.gov/277/Environmental-Documents>.

Due to time limits mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after the date of this notice.

<p>Date of Notice: February 3, 2025</p> <p>Notice of Preparation Review Period: February 3, 2025, to March 3, 2025</p> <p>Scoping Meeting: February 19, 2025</p>

PROJECT DESCRIPTION: The proposed Project to be evaluated in the EIR consists of applications for Tentative Parcel Map 84510 and Site Plan Review 24-0021 to allow for the construction and operation of one approximately 1,000,000 square foot industrial building with dock doors facing north and south. The future building user/tenant is unknown at this time. Associated site improvements would include parking areas, drive aisles, landscaping, detention basin, lighting, and signage. The approximately 67-acre site (APN 3006-027-01, -02, -03, -04, and -05) is vacant and located north of Rancho Vista Boulevard, south of Avenue O-12, east of Sierra Highway, and west of Division Street, in the City of Palmdale, CA. The Project site is not located on a known listed toxic hazardous waste site pursuant to Government Code Section 65962.5.

SCOPE OF THE EIR: In accordance with CEQA, the City of Palmdale requests that agencies review the description of the proposed Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency (City of Palmdale). The EIR will be used by the City of Palmdale when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City of Palmdale is seeking comments from other interested parties regarding issues they believe should be addressed in the EIR. A location map, USGS Topographical Map, and the Conceptual Site Plan for the proposed development of the subject property, are attached hereto.

The City of Palmdale in its capacity as Lead Agency has determined that an EIR will be prepared for the proposed Project. The Lead Agency opted not to prepare an Initial Study because it has determined that the environmental issue areas checked below could be potentially affected by the proposed Project, thereby requiring analysis in an EIR.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Energy
<input checked="" type="checkbox"/> Geology / Soils	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards & Hazardous Materials
<input checked="" type="checkbox"/> Hydrology / Water Quality	<input checked="" type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Wildfire	<input checked="" type="checkbox"/> Mandatory Findings of Significance

The EIR will assess the effects of the proposed Project on the environment, identify potential significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish the basic objectives of the Project while lessening or eliminating any potentially significant impacts that may occur as a result of implementation of the Project.

PUBLIC SCOPING MEETING: Pursuant to California Public Resources Code Section 21083.9(a)(2) of the CEQA Statute and Guidelines Section 15082(c), the City of Palmdale will hold a virtual public scoping meeting, where public agencies, organizations and other

interested parties will receive a brief presentation on the Project, the scope of environmental review, and the overall CEQA process for an EIR. The scoping meeting will include time for attendees to provide input on the scope and content of the EIR, including any input regarding potential mitigation measures or possible alternatives to the Project. While the issues raised in the public scoping meeting will be summarized in the required EIR, anyone wishing to make formal comments on the NOP must do so in writing.

The public scoping meeting will be held via Zoom as follows:

Date and Time: February 19, 2025, at 5:00 PM

Access: <https://us06web.zoom.us/j/85639059966?pwd=B28nZ4JMV6pkhpa3wsfbcTqDzCOC5E.1>

Meeting ID: 856 3905 9966

Passcode: 247548

Opportunity for Public Review and Comment: The issuance of this NOP begins a 30-day public scoping period. The Scoping period begins on **February 3, 2025**, and ends on **March 3, 2025**. Comments may be sent to the City of Palmdale at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City of Palmdale or postmarked by March 3, 2025. Due to the time limits mandated by State Law, the City of Palmdale recommends that your feedback is provided at the earliest possible date, but not later than 30 days from the date of this Notice. Trustee and Responsible Agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Please direct all comments to the following:

City of Palmdale
Department of Economic and Community Development
Planning Division
Attn: Brenda Magaña, Planning Manager
38250 Sierra Highway
Palmdale, CA 93550

Notice of Preparation of Draft Environmental Impact Report and Scoping Meeting
Pacific Palmdale
February 3, 2025
Page 4

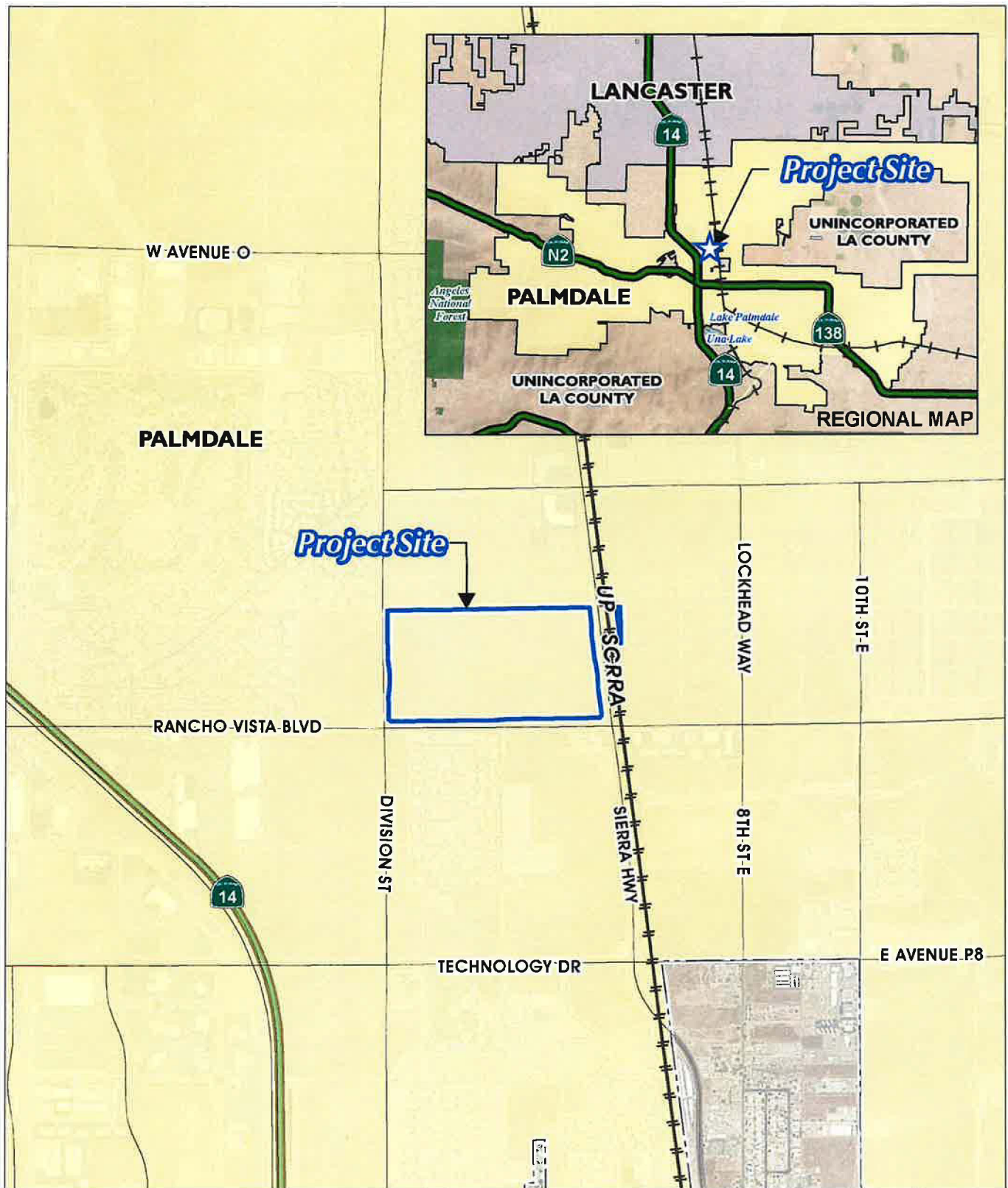
Comments may also be emailed to bmagana@cityofpalmdaleca.gov.

Signature (Lead Agency)


Brena Magaña, Planning Manager
City of Palmdale

1/30/25
Date

Attachments: Location Map; USGS Topographic Map, Site Plan

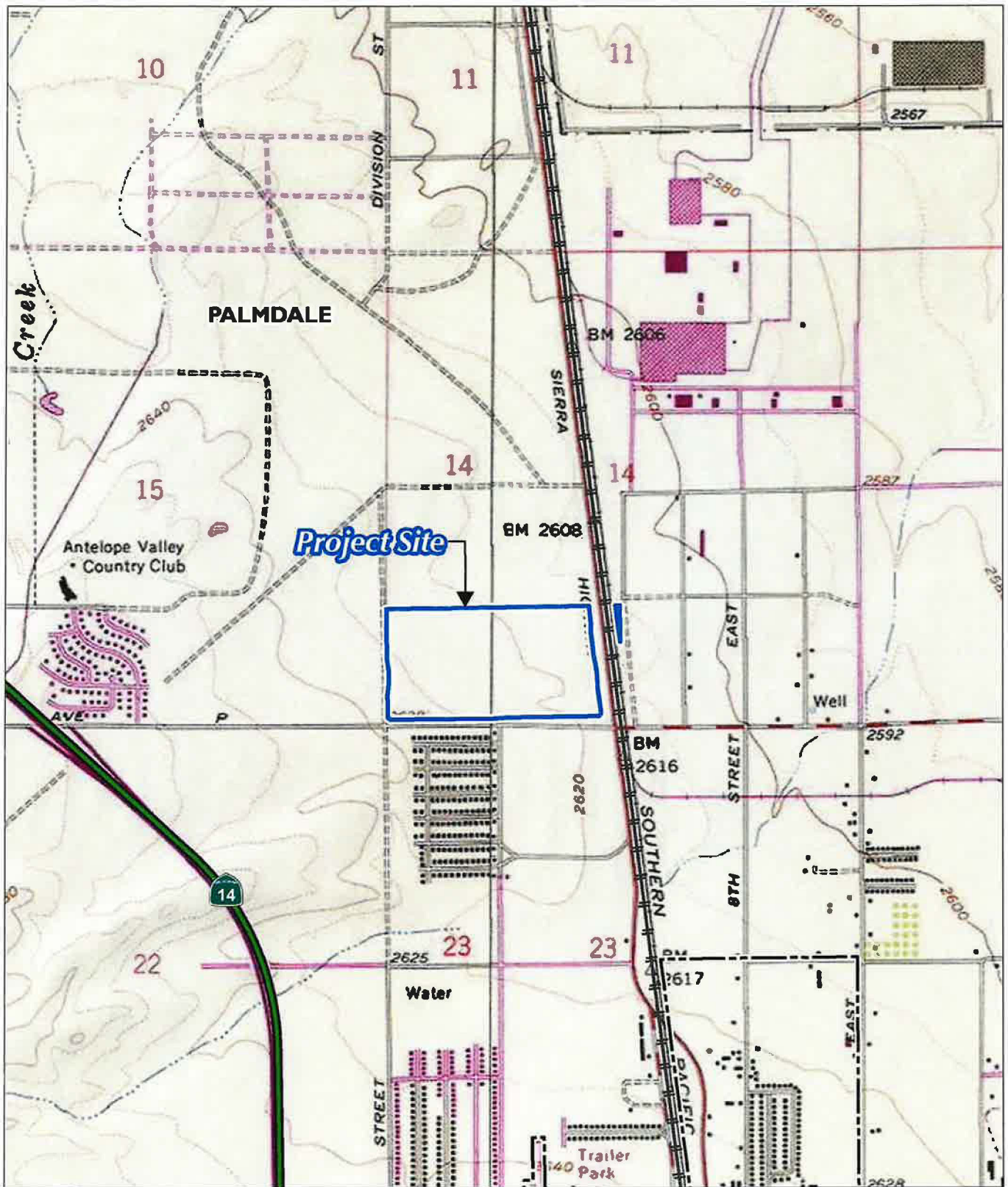


Source(s): ESRI, NearMap Imagery (July 2024), LA County (2024)

Figure 1



Location Map



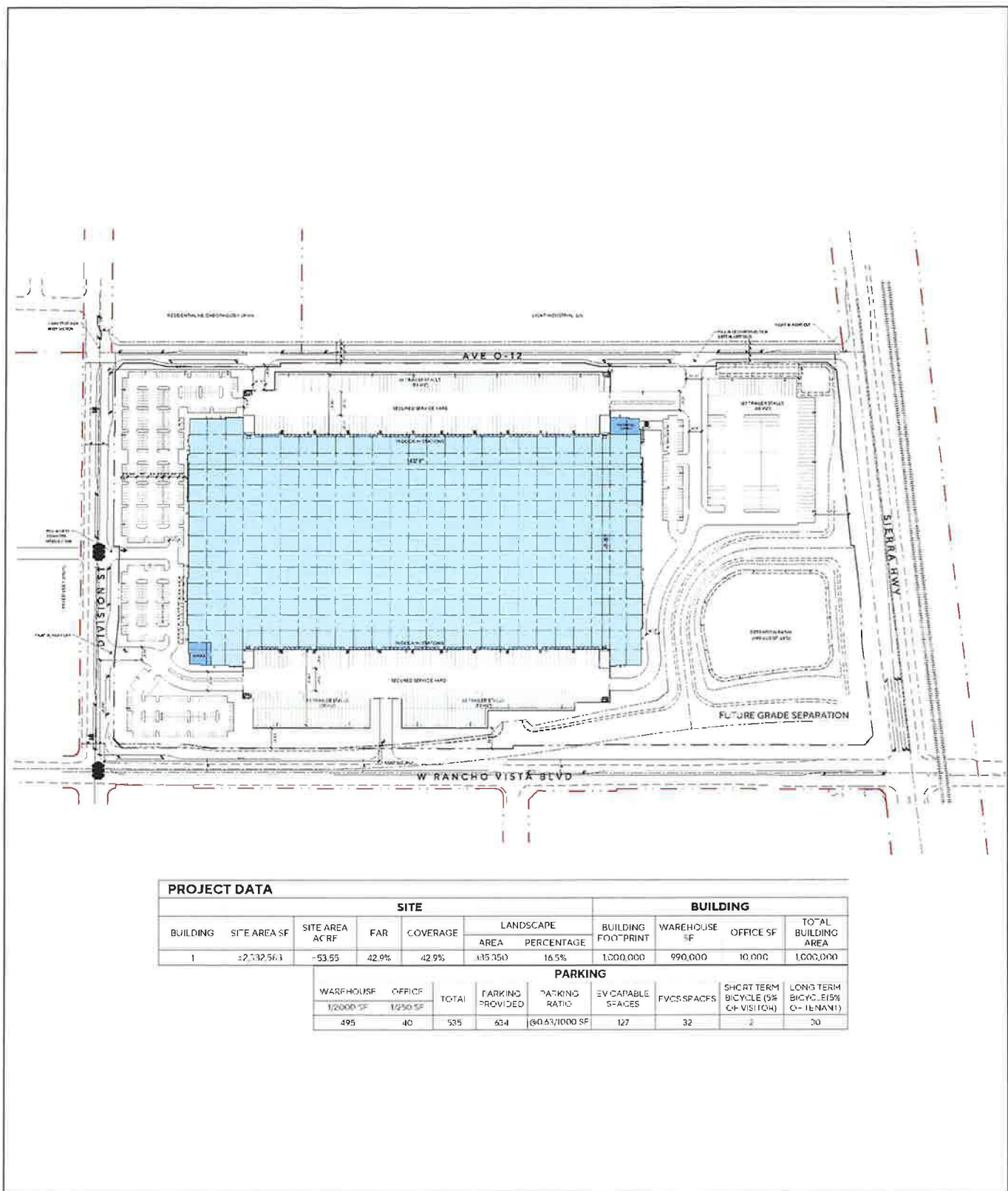
Source(s): ESRI, NearMap Imagery (July 2024), LA County (2024)

Figure 2



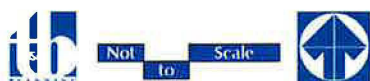
USGS Topographical Map

Pacific Palmdale



Source(s): Architects Orange (01-23-2025)

Figure 3



Pacific Palmdale

Conceptual Site Plan