

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025020362

Project Title: Pacific Palmdale

Lead Agency: City of Palmdale

Contact Name: Brenda Magana, Planning Manager

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Project Location: Palmdale Los Angeles county
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project Applicant, PI Palmdale Owner, LLC proposes to entitle and develop the Project on a 67-acre vacant site located in the City of Palmdale, Los Angeles County, California. The Project would allow for a maximum of 1,000,000 square feet (s.f.) of building space to be comprised of a cross-dock industrial warehouse building. The building would have a total of 148 dock doors for trucks, including 74 dock-high doors and 2 grade-level doors at both the northern and the southern façades of the building. One detention basin would be provided near the southeastern corner of the site. A second smaller detention basin would be provided near the northeastern corner of the site. Other associated improvements to the Project site would include, but are not limited to frontage road improvements, drive aisles, passenger vehicle parking areas, truck and trailer parking areas, loading dock truck courts, utility infrastructure, landscaping, signage, lighting, screen walls, security gates, and fencing, including perimeter fencing.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The DEIR found that the proposed Project would result in significant and unavoidable impacts under the environmental issue of Greenhouse Gas (GHG) Emissions. Although mitigation measures are identified in the DEIR to reduce GHG emissions, mitigation measures are not available to reduce the impacts to below a level of significance. The DEIR concludes that the Project's impacts to all other environmental issue areas listed in Appendix G to the State CEQA Guidelines either would be less than significant or would be reduced to less-than-significant levels with implementation of the mitigation measures identified in the DEIR in the following areas. Air Quality (AVAQMD thresholds); Biological Resources (Western Joshua Tree, nesting birds and associated habitat; special species wildlife, burrowing owl burrows and associated habitat); Cultural Resources (archaeological and historical resources); Geology and Soils (paleontological resources); and Tribal Cultural Resources. A summary of all impacts and mitigation measures are shown in Table S-1 of the Draft EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The Lead Agency has not identified any issues of controversy. Notwithstanding, the Lead Agency has identified several issues of local concern including impacts to biological resources and greenhouse gas emissions among others identified in the Draft EIR.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife (CDFW) is a Trustee Agency responsible for Issuance of a California Department of Fish and Wildlife (CDFW) western Joshua Tree Incidental Take Permit ITP.

Lahontan Regional Water Quality Control Board (LRWQCB) is a Responsible Agency responsible for the issuance of a Construction Activity General Construction Permit.

Los Angeles County Waterworks District (LACWD) is a Responsible Agency responsible for approval of proposed water connections and improvements.

City of Palmdale Public Works, Sewer Maintenance Division (COPSM) is a Responsible Agency responsible for the approval of proposed sewer connections and improvements.

Antelope Valley Air Quality Management District (AVAQMD) is a Responsible Agency responsible for potential issuance of permits for equipment that is not exempted by Rule 219, the California Health and Safety Code or by Antelope Valley Air Quality Management District (AVAQMD) policy/precedent.