

**NOTICE OF AVAILABILITY OF A DRAFT
ENVIRONMENTAL IMPACT REPORT**

DATE: December 15, 2025

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

PROJECT: **Pacific Palmdale:** Tentative Parcel Map 84510, Site Plan Review 24-0021, Conditional Use Permit 25-0006

This Notice of Availability is to notify agencies, organizations, and interested parties that the City of Palmdale (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR; State Clearinghouse No. 2025020362) for public comment which addresses the physical impacts to the environment that could result from implementation of the Pacific Palmdale Project.

PROJECT LOCATION

The approximate 67-acre site (APNs 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 topography of the site gently slopes downward to the east, with a maximum elevation differential of approximately 17 feet. Refer to the attached Figure 1, *Location Map*, Figure 2, *Aerial Photograph*, and Figure 3, *USGS Topographical Map*. The Project site is not located on a known listed toxic hazardous waste site pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION

The proposed Project consists of applications for the discretionary approvals described below, each of which is addressed in the Project's DEIR.

- **Tentative Parcel Map 84510** to consolidate the Project site into one parcel to facilitate its development;
- **Site Plan Review 24-0021** pertaining to the development of a proposed industrial warehouse distribution building and supporting infrastructure; and
- **Conditional Use Permit CUP 25-0006** to allow the proposed building to exceed 50 feet in height per Palmdale Municipal Code Table 17.65.020-1. The maximum height of the proposed building's roofline is approximately 59 feet 8 inches.

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. Refer to the attached Figure 4, *Conceptual Site Plan*.

PROJECT-RELATED ENVIRONMENTAL IMPACTS

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.

DOCUMENT AVAILABILITY

The Pacific Palmdale DEIR and its supporting technical studies are available for public review on the City's website at <https://www.cityofpalmdaleca.gov/277/Environmental-Documents> and during regular business hours at the following locations:

- City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550
- City Hall Counter, 38300 Sierra Highway, Palmdale, CA 93550
- Palmdale City Library, 700 East Palmdale Boulevard, Palmdale, CA 93550
- City of Palmdale Department of Parks and Recreation, 827 East Avenue Q-9, Palmdale, CA 93550

PUBLIC REVIEW PERIOD

The 45-day public review period for the Pacific Palmdale DEIR is from **December 15, 2025 to January 28, 2026**.

HOW TO SUBMIT COMMENT ON THE DEIR

Please direct written comments on the DEIR to Brenda Magaña, Planning Manager, City of Palmdale Department of Economic and Community Development Planning Division, 38250 Sierra Highway, Palmdale, CA 93550 no later than 5:00 pm on January 28, 2026. Alternatively, comments can be sent by e-mail to Brenda Magaña at bmagana@cityofpalmdaleca.gov

PUBLIC HEARINGS.

The date, time, and place of public hearings pertaining to the Pacific Palmdale Project and certification of the EIR will be appropriately noticed in the future per City of Palmdale and CEQA requirements. If you would like to be added to the public hearing notification list, please inform Brenda Magaña, Planning Manager, using the contact information provided above.

A handwritten signature in blue ink, appearing to read "B. Magaña", written over a horizontal line.

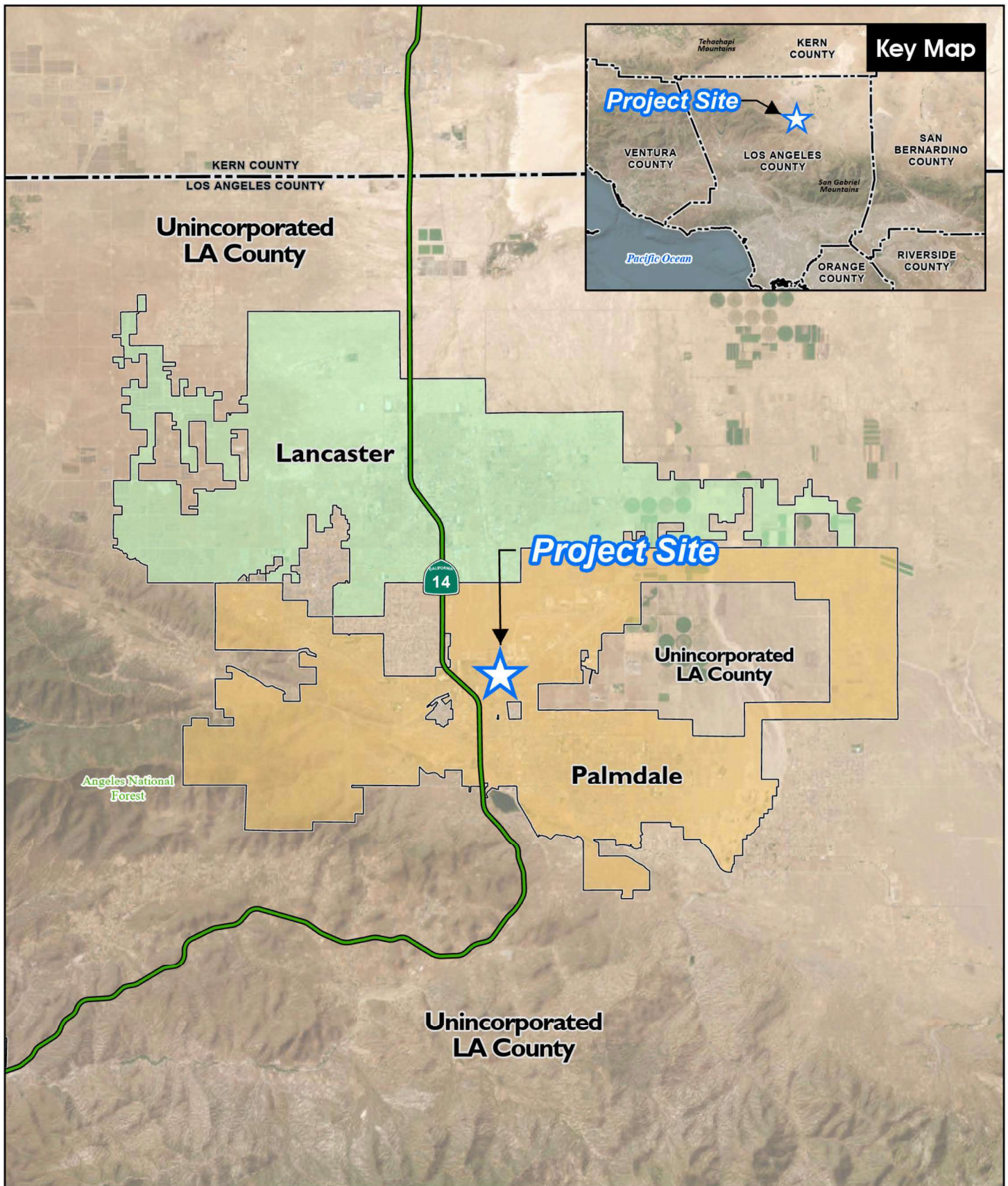
Brenda Magaña, Planning Manager

12-15-25

Date

ATTACHMENTS:

- Figure 1, Location Map
- Figure 2, Aerial Photograph
- Figure 3, USGS Topographical Map
- Figure 4, Conceptual Site Plan



Source(s): Esri, LA County (2025)

Figure 1



Pacific Palmdale

Location Map



Legend



Project Site

Source(s): Esri, LA County (2025), Nearmap Imagery (July 2024)

Figure 2

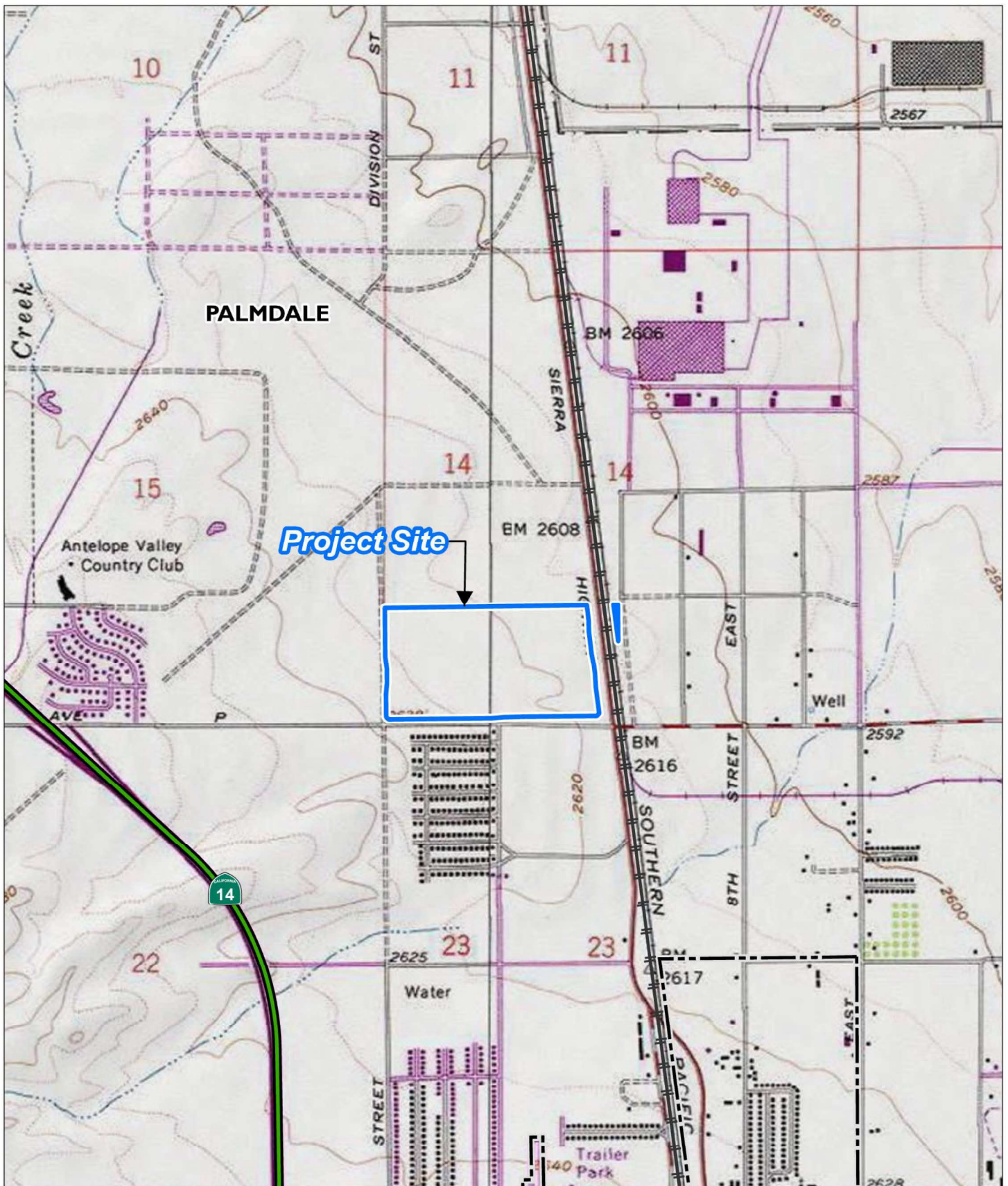


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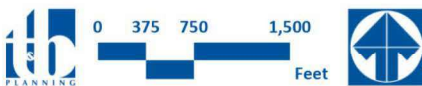
Pacific Palmdale

Aerial Photograph



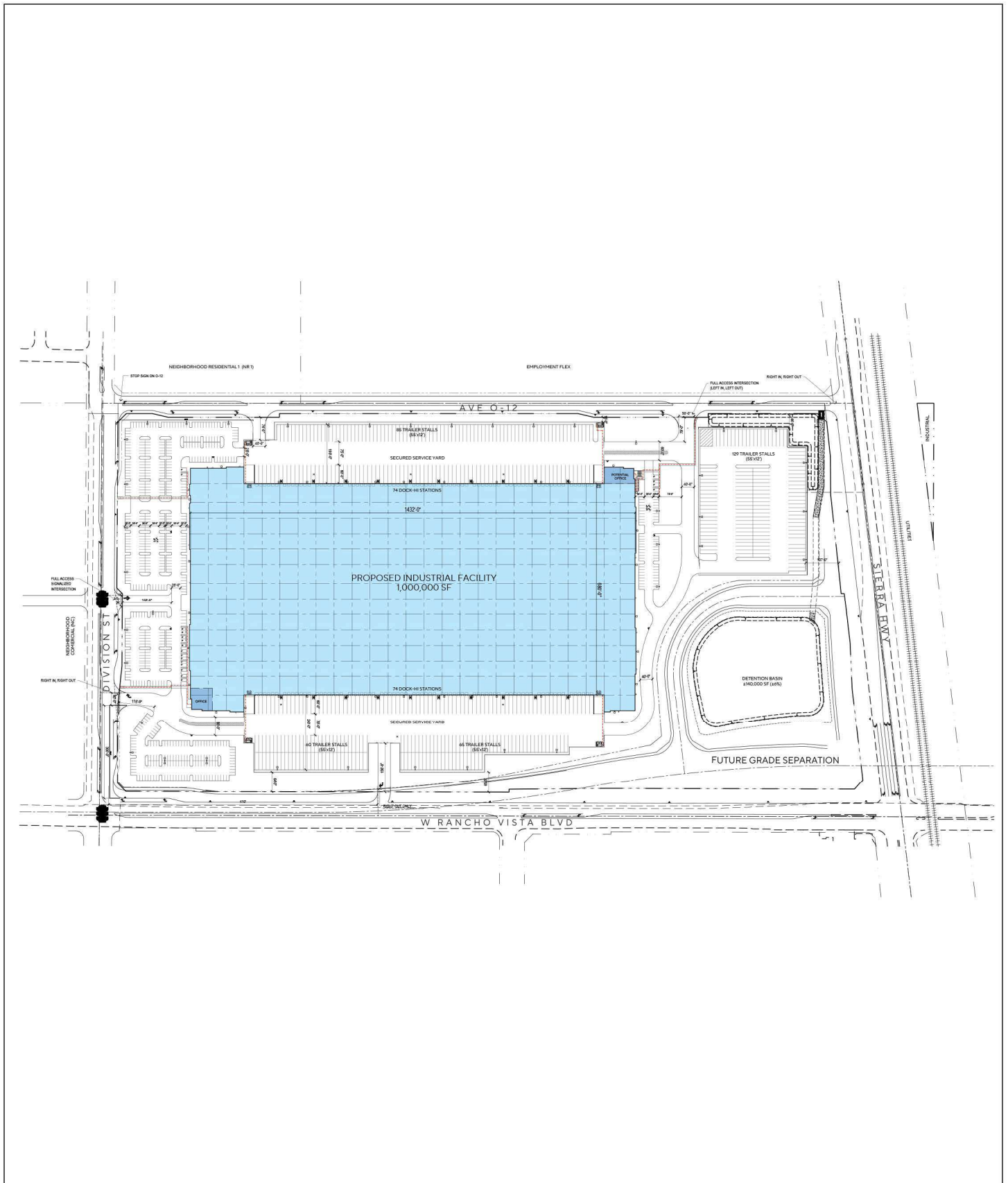
Source(s): Esri, USGS (2013)

Figure 3



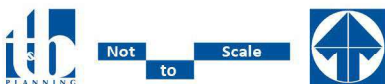
USGS Topographical Map

Pacific Palmdale



Source(s): Architects Orange (10-30-2025)

Figure 4



Pacific Palmdale

Conceptual Site Plan