

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 # 2025020362
Project Title: Pacific Palmdale

 Lead Agency: City of Palmdale

 Contact Person: Brenda Magana, Planning Manager

 Mailing Address: 38250 Sierra Highway

 Phone: 661-267-5293

 City: Palmdale

 Zip: 93550

 County: Los Angeles
Project Location: County: Los Angeles

 City/Nearest Community: Palmdale

 Cross Streets: Division Street (west), Rancho Vista Boulevard (south), Sierra Highway (east)

 Zip Code: 93551

 Longitude/Latitude (degrees, minutes and seconds): 34 ° 36 ' 13.29 " N / 118 ° 07 ' 32.92 " W Total Acres: 67.04

 Assessor's Parcel No.: 3006-027-001, -002, -003, -004, -005

 Section: 14

 Twp.: 06N

 Range: 12W

 Base: San Bernardino

 Within 2 Miles: State Hwy #: 14, 138

 Waterways: None

 Airports: Palmdale Regional/USAF Plant 42

 Railways: UPPR

 Schools: Summerwind Elementary; R. Rex Parris High School
Document Type:

 CEQA: ☐ NOP

☒ Draft EIR

 NEPA: ☐ NOI

 Other: ☐ 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 _____

☐ Commercial: Sq.ft. _____ Acres _____ Employees _____

☒ Industrial: Sq.ft. 1,000,000 Acres 67 Employees 1,180
☐ Educational: _____

☐ Recreational: _____

☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____

☐ Mining: Mineral _____

☐ Power: Type _____ MW _____

☐ Waste Treatment: Type _____ MGD _____

☐ Hazardous Waste: Type _____

☐ 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:
Vacant undeveloped / Light Industrial/ Employment Flex
Project Description: (please use a separate page if necessary)

The Project Applicant, PI Palmdale Owner, LLC proposes to 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 of building space to be comprised of a cross-dock industrial warehouse building. The building would have a total of 152 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.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date December 15, 2025 Ending Date January 28, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>PI Palmdale Owner, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>6272 E. Pacific Coast Highway, Suite E</u>
City/State/Zip: <u>Irvine, CA 92660</u>	City/State/Zip: <u>Long Beach, CA 90803</u>
Contact: <u>Connie Anderson</u>	Phone: <u>310-903-2946</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative: Brenda Magaña

Digitally signed by Brenda Magaña
Date: 2025.12.11 08:15:41 -08'00'

Date: _____

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