



PALMDALE
a place to call home

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

DATE: September 21, 2023
TO: State Clearinghouse, Public Agencies, Organizations, and Interested Parties
PROJECT Palmdale Logistics Center

The City of Palmdale, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for proposed industrial project, which would require discretionary approval of Tentative Parcel Map (TPM) 84077, Conditional Use Permit (CUP) 23-003, Site Plan Review (SPR) 23-001, and Minor Site Plan Review (hereinafter "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, 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.

Date of Notice: September 21, 2023
Notice of Preparation Review Period: September 25, 2023, to October 25, 2023
Scoping Meeting: October 5, 2023, at 5:00 p.m.

The Project is located within Los Angeles County in the northeastern portion of the City of Palmdale, within Los Angeles County. Regional access to the Project site is provided by State Route 14 and State Route 138. Local access to the site is provided from 30th Street East, a designated major arterial or Crosstown Street, and East Avenue M / Columbia Way, a designated Regional arterial street. The Project site is northeast of the 30th Street East and East Avenue M / Columbia Way intersection.

The Project proposes to subdivide the approximately 150.18-acre property (APN 3170-018-081) into three parcels for the development of two industrial buildings (each approximately 1.5 million square feet) and an 11-acre stormwater detention basin lot. The Project would include parking, associated infrastructure, and landscape corresponding with each building as well as street improvements for East Avenue M and 30th Street East, and the construction of two new roadways (Avenue L-8 and 35th Street East).

The proposed development requires City of Palmdale review and approval of Tentative Parcel Map (TPM), Conditional

Use Permit (CUP), Site Plan Review (SPR) and Minor Site Plan Review (MSPR) applications. The application filed with the City of Palmdale includes the following:

- SPR 23-001 is a proposed site plan for the development of two industrial buildings together totaling approximately 3,001,712 square feet.
- TPM 84077 is a proposed map to subdivide the property into three parcels.
- CUP 23-003 is provision for additional building height.
- Minor Site Plan Review for screening wall.

Scope of the EIR

In accordance with CEQA, the City of Palmdale requests that agencies review the description of the 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. 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 also seeking comments from other interested parties regarding issues they believe should be addressed in the EIR. A Regional Location map, Local Vicinity Map, and the proposed Site Plan for the proposed development of the site are attached hereto.

The City of Palmdale in its capacity as Lead Agency has determined that an Environmental Impact Report (EIR) will be prepared for the proposed Project. The Lead Agency opted to prepare an Initial Study and has determined that the environmental factors checked below would be potentially affected by the proposed project, thereby, requiring analysis in the proposed Project's EIR:

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

The EIR will assess the effects of the proposed Project on the environment, identify potentially 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 basic objectives while lessening or eliminating any potentially significant Project-related impacts.

Scoping Meeting

Pursuant to California Public Resources Code Section 21083.9(a)(2) of the CEQA Statute and CEQA Guidelines Section 15082(c), the City of Palmdale will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project, the scope of environmental review, and the overall EIR process. While the issues raised in this meeting will be summarized in the required EIR, anyone wishing to make formal comments on the Notice of Preparation must do so in writing.

The scoping meeting will be held on:

Date and Time: October 5, 2023, at 5:00 p.m.
Access: <https://us06web.zoom.us/j/84683125817>
Meeting ID: 846 8312 5817

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.

Opportunity for Public Review and Comment

The issuance of this NOP begins a 30-day public scoping period. The scoping period begins on **September 25, 2023**, and ends on **October 25, 2023**. 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 October 25, 2023. 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 provided later than 30 days after the date of this notice. Trustee Agencies 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. Direct all comments to:

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

Comments may also be emailed to: bmagana@cityofpalmdale.org

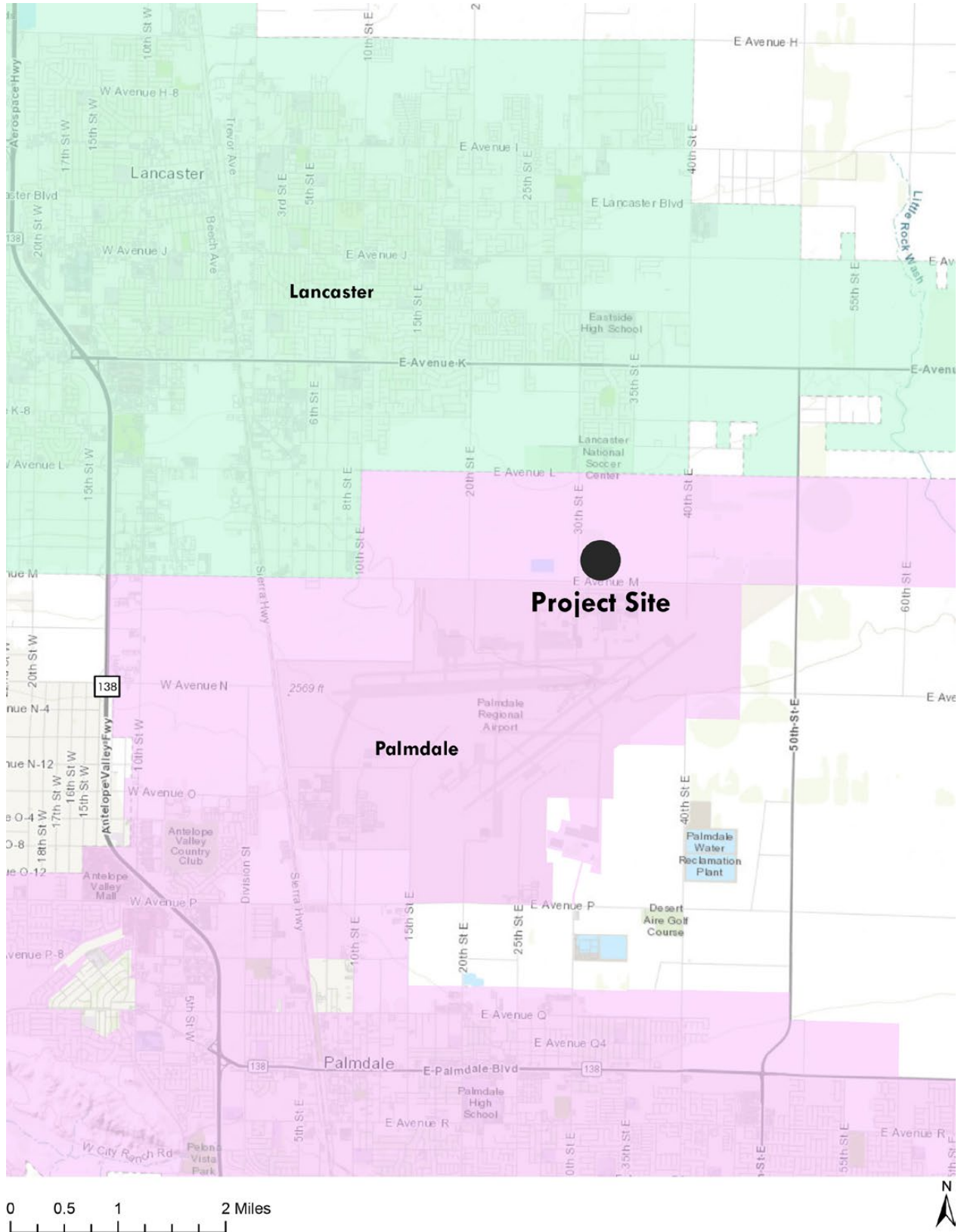
Attachments:

Figure 1 – Regional Location

Figure 2 – Local Vicinity

Figure 3 – Aerial View

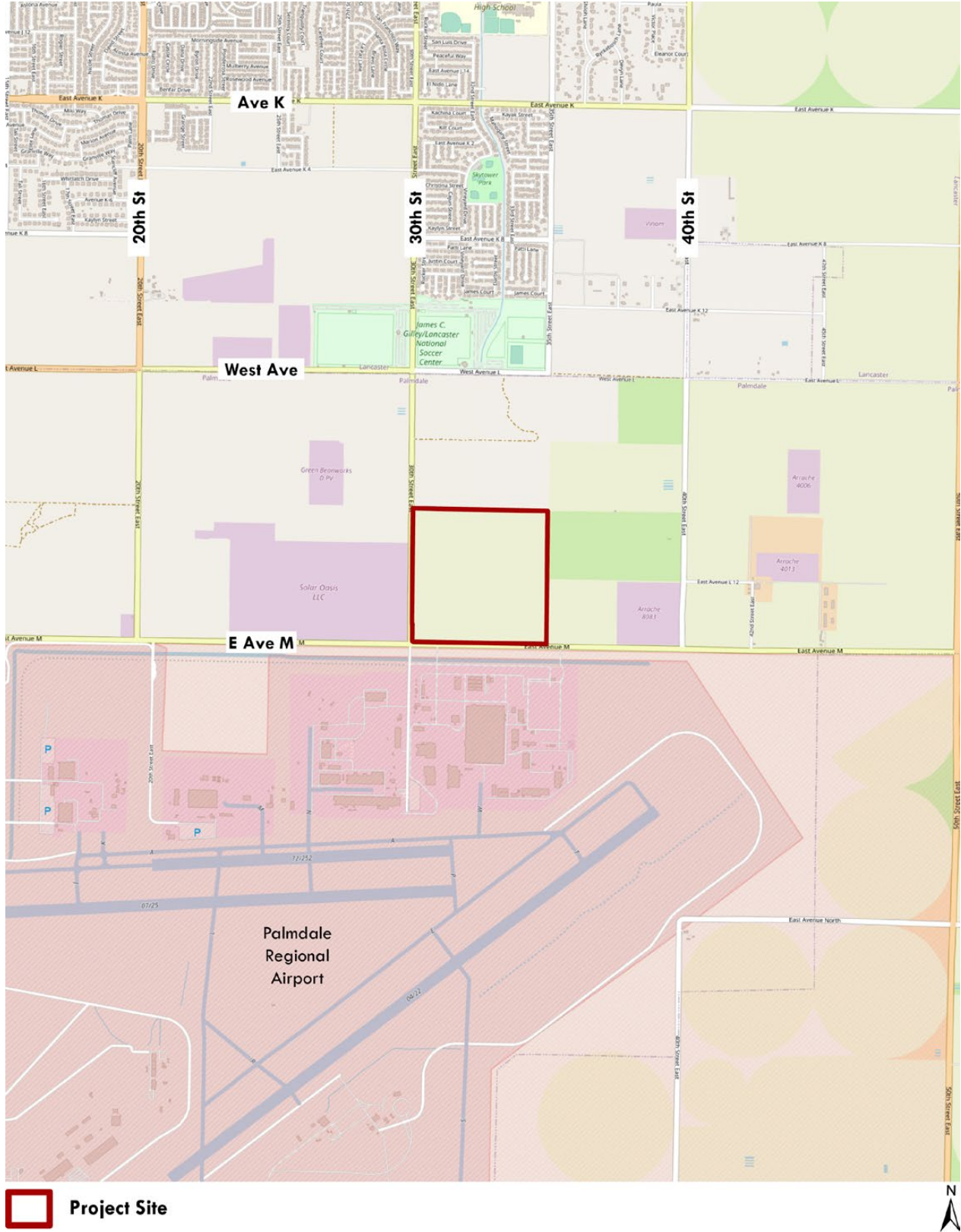
Regional Location



Palmdale Logistics Center
City of Palmdale

Figure 1

Local Vicinity



Palmdale Logistics Center
City of Palmdale

Figure 2

Aerial View

