

# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**DATE:** September 23, 2024  
**TO:** State Clearinghouse, Agencies, Organizations, and Interested Parties  
**PROJECT:** Palmdale Logistics Center- TPM 84077, CUP 23-003, SPR 23-001

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. 2023090551) for TPM 84077, CUP 23-003, and SPR 23-001.

1. **Project Name:** Palmdale Logistics Center- TPM 84077, CUP 23-003, SPR 23-001
2. **Lead Agency:** City of Palmdale
3. **Location:** The Project site is approximately 150.63 acres and is located within the City of Palmdale. The Project site consists of Assessor Parcel Number (APN) 3170-018-081. The Project site is located northeast of the 30th Street East and East Avenue M intersection. The Project site is within Section 32, Township 7 North, Range 11 West of the Lancaster East United States Geological Survey (USGS) 7.5-minute Quadrangle.
4. **General Plan Designation:** Industrial (IND)
5. **Zoning Designation:** Heavy Industrial (HI)
6. **Responsible and/or Trustee Agencies:**

Responsible Agencies: Los Angeles County Waterworks District No.40 (LACWD40); Los Angeles County Sanitation District (LACSD); Local Agency Formation Commission for the County of Los Angeles (LAFCO); Antelope Valley Air Quality Management District (AVAQMD).

7. **Project Description:**

The Project applicant proposes a tentative parcel map to subdivide the approximately 150.63-acre Project site into three parcels. The Project would develop two warehouses, each totaling 1,500,856 square feet (SF) on two of the parcels and a stormwater detention basin on the third parcel. In addition, approximately 17.65 acres of offsite improvements would be required for necessary roadway infrastructure to support the Project (including the addition of 35th Street East and Avenue L-8. Also, an additional 2.0 acres (or 17,400 linear feet) would be required for offsite utility improvements. The total area of disturbance for the Project would be 170.28 acres. Additional improvements onsite would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways. The Project includes a Conditional Use Permit (CUP) required for additional building height and a Minor Site Plan review required for additional screening wall height. The Project also requires site

annexation into the Los Angeles County Waterworks District No. 40 for water services and annexation into the Los Angeles County Sanitation District (LACSD) for wastewater services.

The following actions will be taken by the City of Palmdale Planning Commission:

- Reject or certify the Final EIR along with appropriate CEQA Findings, and
- Approve, conditionally approve, or not approve TPM 84077, CUP 23-003, SPR 23-001.

The Draft EIR found that the Project would result in significant and unavoidable adverse environmental impacts to agriculture, air quality, greenhouse gas and transportation. All other environmental impacts evaluated in the DEIR are determined to be less than significant or can be feasibly reduced to less-than-significant levels with incorporation of the mitigation measures described in the Draft EIR in the following areas: Aesthetics, Biological Resources; Energy; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Tribal Cultural Resources; and Utilities. A summary of all impacts and mitigation measures are shown in Table 1-1 of the Draft EIR.

The public review period for the Draft EIR runs from **September 23, 2024**, and ends on **November 7, 2024**. The Draft EIR and all documents referenced in the Draft EIR are available for public review on the City's website at (<https://www.cityofpalmdaleca.gov/277/Environmental-Documents>) or at the following locations:

- City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550 Monday through Thursday from 7:30 am to 6:00 pm
- City Hall Counter, 38300 Sierra Highway, Palmdale, CA 93550
- Palmdale City Library, 700 E Palmdale Boulevard, Palmdale, CA 93550
- City of Palmdale Department of Recreation and Culture, 827 E. Avenue Q-9, Palmdale, CA 93550

The public is encouraged to submit written comments to Brenda Magaña, Planning Manager, City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550 no later than 5:00 pm on **November 7, 2024**. Alternatively, you may e-mail your comments to Brenda Magaña at [bmagana@cityofpalmdale.org](mailto:bmagana@cityofpalmdale.org).

  
Brenda Magaña, Planning Manager

9/18/24  
Date

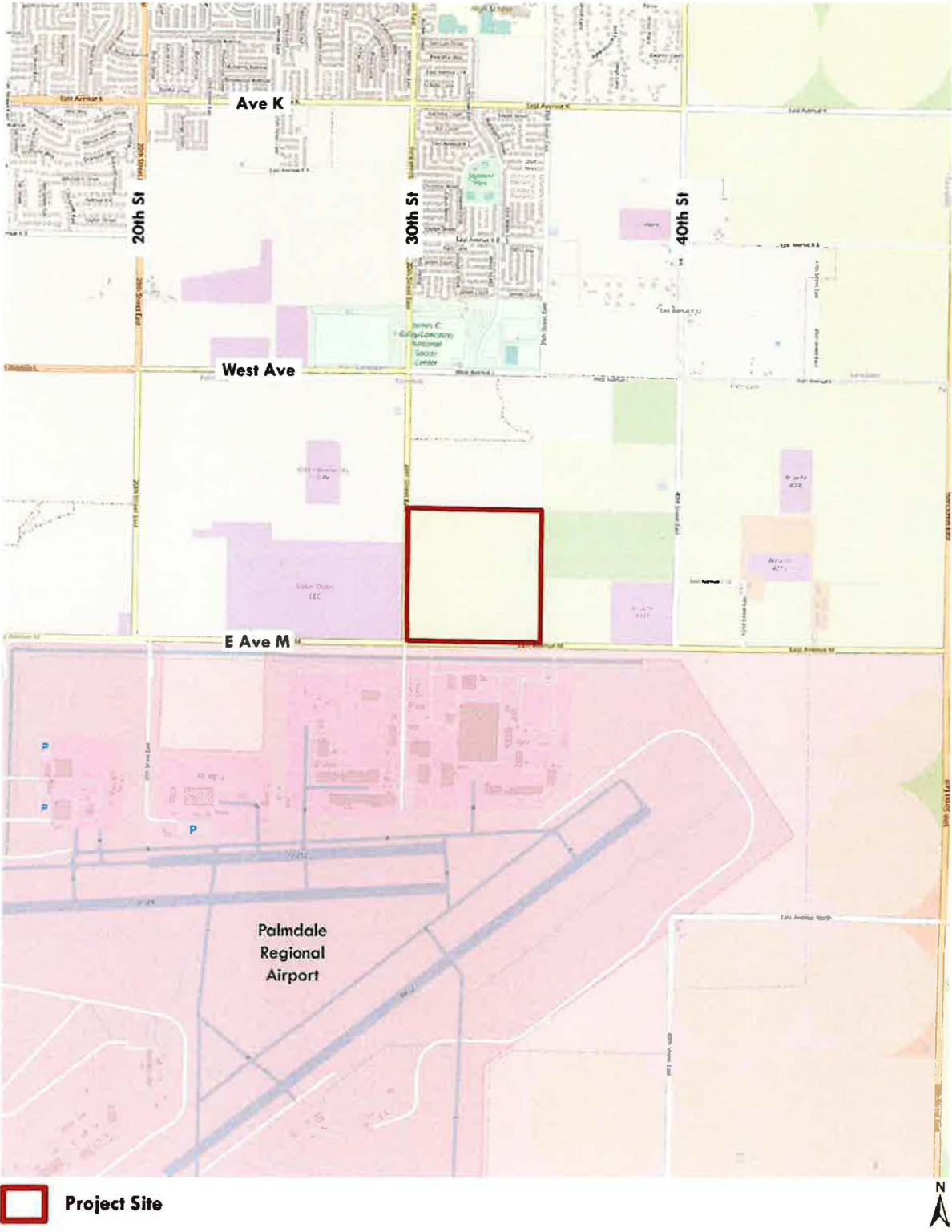
Attachments:

Figure 1 – Local Vicinity Map

Figure 2 – Aerial View Map

Figure 3 – Overall Site Plan

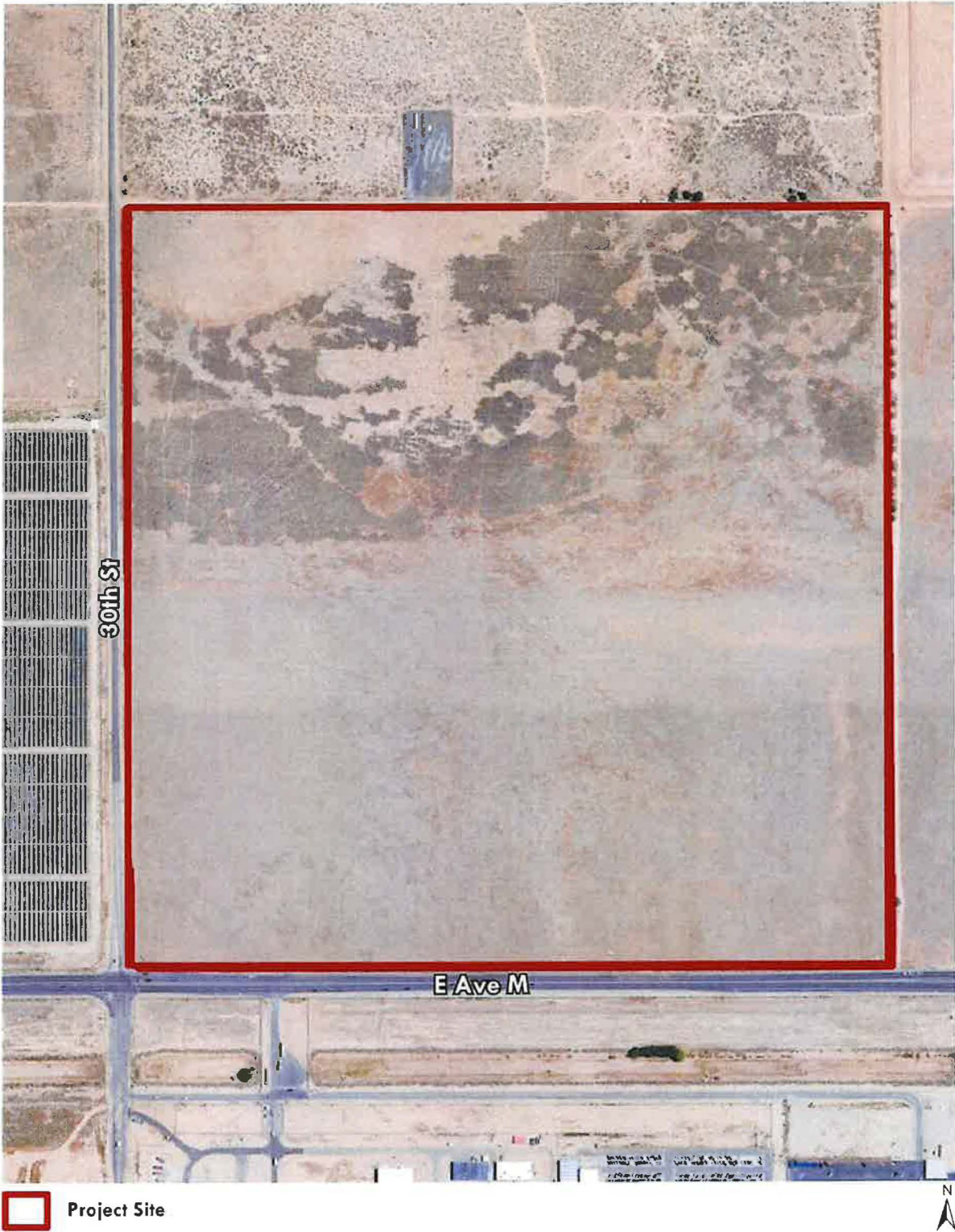
# Local Vicinity



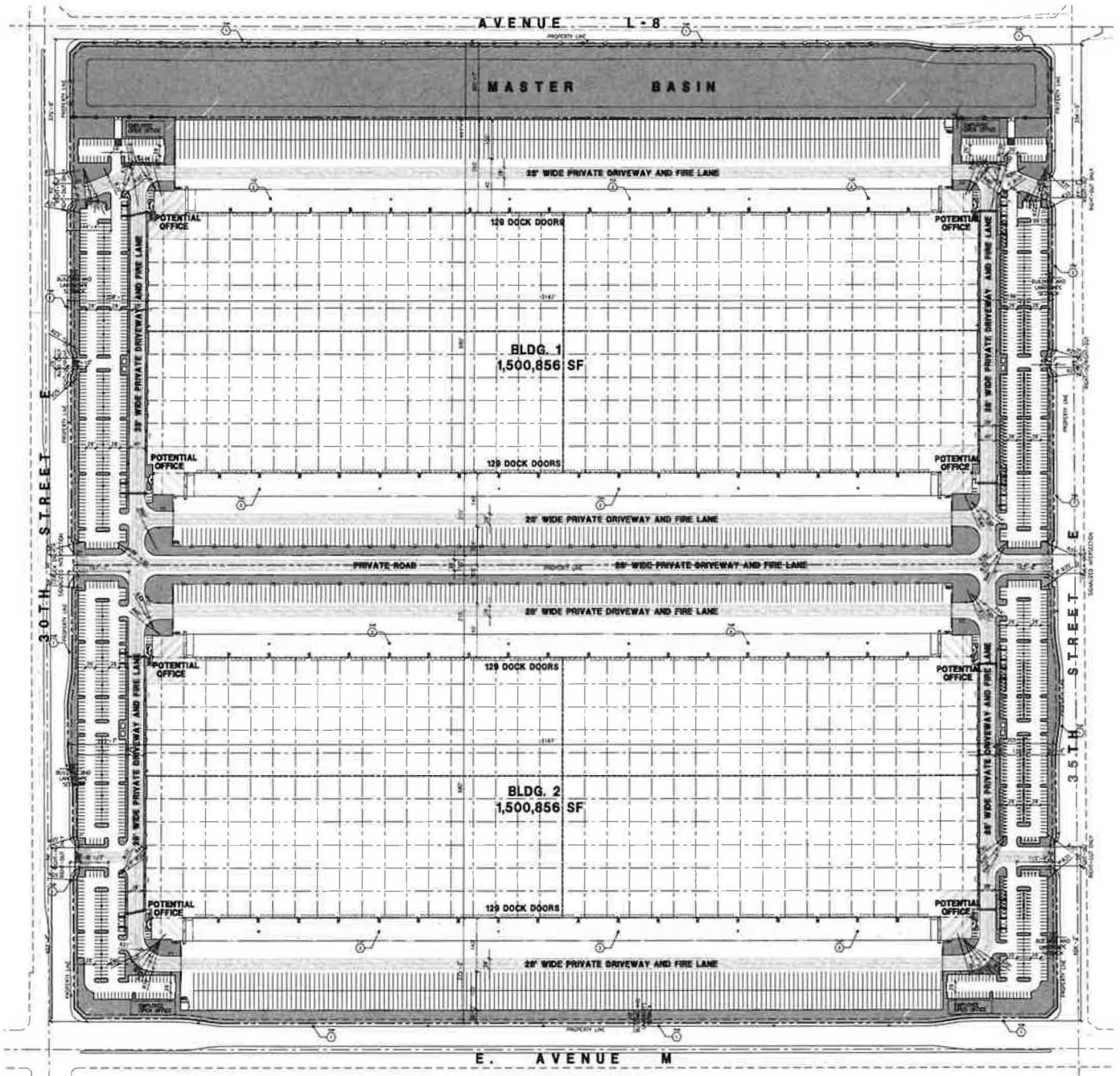
Palmdale Logistics Center  
City of Palmdale

Figure 1

# Aerial View



# Conceptual Site Plan



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Figure 3