

**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

<b>SCH #</b>
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**Project Title:** Pacific Palmdale

**Lead Agency:** City of Palmdale **Contact Person:** Brenda Magaña

**Mailing Address:** 38250 Sierra Highway **Phone:** 681-267-5293

**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, N2 Waterways: Anaverde Creek

Airports: Palmdale Regional Railways: UP, SCRRA Schools: Guerreroind Elementary, Des Caminos Elementary

**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 \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. 1,000,000 Acres 67 Employees 1,180  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Other: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> 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 proposed Project to be evaluated in the EIR consists of applications for Tentative Parcel Map 84510 and Site Plan Review 24-0021 to allow for the construction and operation of one approximately 1,000,000 square foot industrial building with dock doors facing north and south. The future building user/tenant is unknown at this time. Associated site improvements would include parking areas, drive aisles, landscaping, detention basin, lighting, and signage. The approximately 67-acre site (APN 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 Project site is not located on a known listed toxic hazardous waste site pursuant to Government Code Section 65962.5

*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.*

Revised 2010

**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".

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

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

Starting Date February 3, 2025 Ending Date March 3, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>T&amp;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 92602</u>	City/State/Zip: <u>Long Beach, CA 90803</u>
Contact: <u>Connie Anderson</u>	Phone: <u>310-903-2946</u>
Phone: <u>949-629-5270</u>	

Signature of Lead Agency Representative:  Date: 1/30/25

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