

**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:** Conditional Use Permit 24-0008 and Site Plan Review 24-0038

Lead Agency: City of Palmdale Contact Person: Brenda Magaña, Planning Manager  
 Mailing Address: 38250 Sierra Highway Phone: 661-267-5200  
 City: Palmdale Zip: 93550 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Palmdale  
 Cross Streets: Northeast corner of Pearblossom Highway and Fallingstar Place Zip Code: 93552  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 32 ' 37.23 " N / -118 ° 2 ' 13.12 " W Total Acres: 5 acres  
 Assessor's Parcel No.: 3051-019-030 and 3051-019-112 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: State Route 138 Waterways: N/A  
 Airports: N/A Railways: N/A Schools: Barrel Springs Elementary School, Cimarron 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 \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 90,663 Acres 2.08 Employees 3  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Regional Commercial (RC)

**Project Description:** (please use a separate page if necessary)

The Proposed Project is the development of a mini storage facility and office consisting of eight buildings totaling 90,663 square feet on an approximately five-acre site. The Proposed will include approximately 702 Storage Units, 36 American Disabilities Act (ADA) Storage Units, an office, and an employee and customer parking area. Three full-time employees are anticipated to manage the site. The Proposed Project would include installation of a storm drainpipe to collect runoff, and will have capacity to route the ultimate runoff from the future public storm drain system. The Proposed Project would include installation of a trapezoidal channel at the north end of the Project site to collect and channel the off-site runoff into an existing City basin/channel.

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 and "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 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 # 7               | <input type="checkbox"/> Public Utilities Commission                             |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input type="checkbox"/> Regional WQCB # _____                                   |
| <input type="checkbox"/> Caltrans Planning                              | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input 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 # 5              | <input type="checkbox"/> Tahoe Regional Planning Agency                          |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of                 |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                          |
| <input type="checkbox"/> General Services, Department of                | <input checked="" type="checkbox"/> Other: <u>State Mining and Geology Board</u> |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input 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 April 21, 2025

Ending Date May 21, 2025

### Lead Agency (Complete if applicable):

Consulting Firm: Chambers Group

Applicant: Joyce Bruce

Address: 3151 Airway Avenue Suite F208

Address: PO Box 901807

City/State/Zip: Costa Mesa CA 92626

City/State/Zip: Palmdale CA 93590

Contact: Eunice Bagwan

Phone: 661.273.3462

Phone: 949.261.5414

Signature of Lead Agency Representative: 

Date: 4/16/25

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