

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: May 4, 2023
TO: State Clearinghouse, Agencies, Organizations, and Interested Parties
PROJECT: Site Plan Review 22-012 (SPR 22-012)

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. 2022080663) for Site Plan Review 22-012 (SPR 22-012).

1. **Project Name:** Site Plan Review 22-012 (SPR 22-012)
2. **Lead Agency:** City of Palmdale
3. **Location:** The Project site encompasses Assessor Parcel Number (APN) 3022-001-027 and is located in Section 23, Township 6 North, Range 12 West, San Bernardino Baseline and Meridian. The Project site is located along the west side of 8th Street East, immediately south of an inactive UPRR rail spur, approximately 0.14-mile south of East Rancho Vista Boulevard / Avenue P, and immediately east of active Union Pacific Railroad (UPRR) mainline tracks and Sierra Highway.
4. **General Plan Designation:** Industrial
5. **Zoning Designation:** Heavy Industrial
6. **Responsible and/or Trustee Agencies:**

Responsible Agencies: Lahontan Regional Water Quality Control Board (LRWQCB); Palmdale Water District (PWD); Los Angeles County Sanitation District (LACSD); Antelope Valley Air Quality Management District (AVAQMD)

Trustee Agencies: California Department of Fish and Wildlife (CDFW)

7. **Project Description:**

The Project entails an application for a Site Plan Review (SPR 22-012) to allow for the construction and operation of one 380,410 square foot (s.f.) light industrial warehouse building on an approximately 18.05-acre vacant property in the City of Palmdale, California. A total of 54 truck docking doors are proposed on the north side of the building. Other site features include landscaping, lighting, and paved areas for vehicle movement and parking. Access to the property is proposed via two new driveways extending from 8th Street East along the Project frontage. As part of the Project, an unnamed graded channel that runs along the southern boundary of the site would be redesigned as an earthen channel. A drainage easement is proposed in the southeast corner of the Project site.

The following actions will be taken by the City in connection with Palmdale 2045 and were also analyzed in the Draft EIR:

- Reject or certify the Final EIR along with appropriate CEQA Findings, and
- Approve, conditionally approve, or not approve SPR 22-012.

The Draft EIR found that the Project would not result in any significant and unavoidable adverse environmental impacts. All 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: Biological Resources (nesting birds and associated habitat; desert kit fox burrows/American badger and associated habitat; jurisdictional permits); Cultural Resources (archaeological and historical resources); Geology and Soils (paleontological resources); and Tribal Cultural Resources. A summary of all impacts and mitigation measures are shown in Table S-1 of the Draft EIR.

The public review period for the Draft EIR runs from **May 4, 2023**, and ends on **June 19, 2023**. 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 **June 19, 2023**. Alternatively, you may e-mail your comments to Brenda Magaña at bmagana@cityofpalmdale.org.

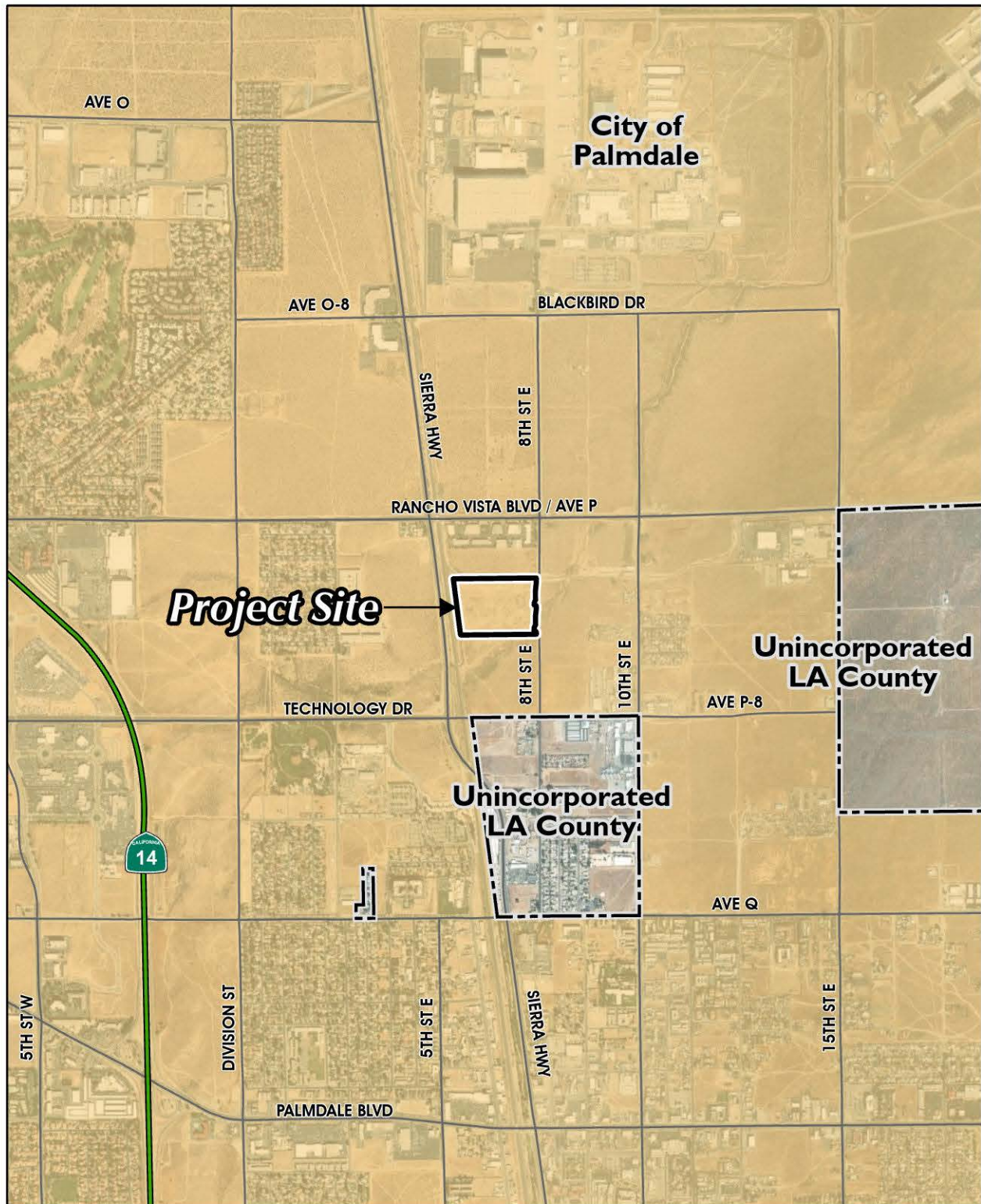

Brenda Magaña, Planning Manager

5/2/23
Date

Attachments:

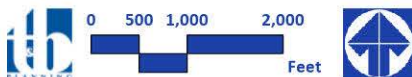
Figure 1 – Vicinity Map

Figure 2 –Overall Site Plan



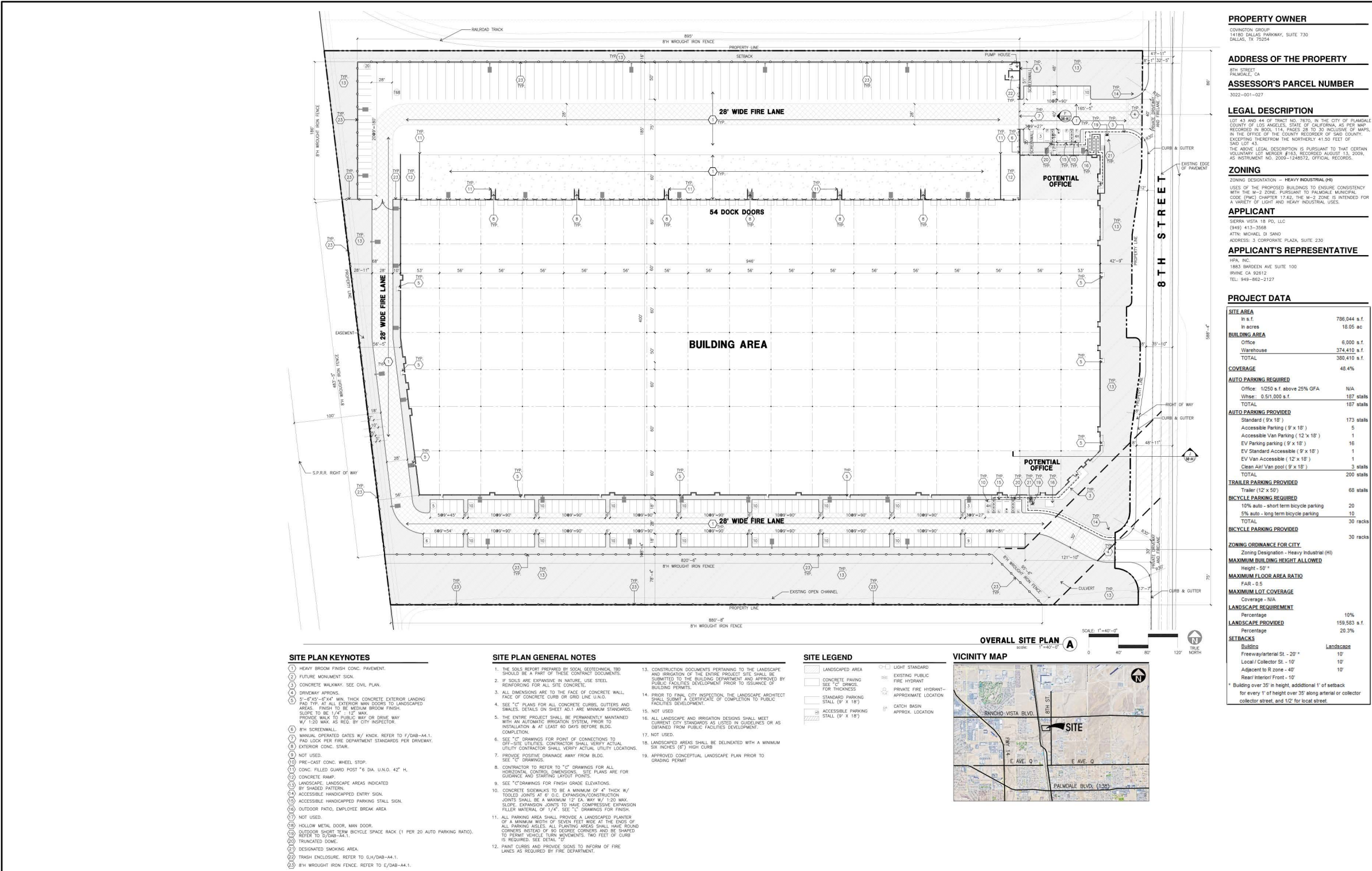
Source(s): Esri, LA County (2022)

Figure 1



Vicinity Map

SPR 22-012



Source(s): HPA (03-24-2023)

Figure 2



Overall Site Plan

SPR 22-012