



PALMDALE

a place to call home

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

DATE: August 29, 2022

TO: State Clearinghouse, Public Agencies, Organizations, and Interested Parties

PROJECT: Site Plan Review 22-013 and Tentative Parcel Map 83915

The City of Palmdale, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for Site Plan Review (SPR) 22-013 and Tentative Parcel Map 83915 (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 Notice of Preparation (NOP) is also available on the City's website at: <https://cityofpalmdale.org/176/Planning>

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: August 29, 2022
Notice of Preparation Review Period: August 30, 2022, to September 30, 2022
Scoping Meeting: September 15, 2022, at 5:00 p.m.

The subject site comprises a vacant approximately 78-acre property located on the southwest corner of West Avenue M and the future alignment of Division Street [Assessor Parcel Number (APN) 3128-015-089] in the City of Palmdale, CA. The site has a BP (Business Park) General Plan land use designation and is within the M-4 (Planned Industrial) zone. Pursuant to Palmdale Municipal Code (PMC) Chapter 17.64, the M-4 zone is intended for high-quality industrial parks or manufacturing areas. The General Plan designation of the site is anticipated to change to Aerospace Industrial (AI) as part of the City's General Plan Update. This designation is intended for public and private aerospace industrial, support facilities, airfield, office, manufacturing, and related services, with transportation and commercial support. The specific uses allowed within the AI zone will be determined in conjunction with a comprehensive Zoning Ordinance Amendment, which will be processed after the General Plan Update.

The Project Applicant proposes to develop the approximately 78-acre property with two industrial buildings together totaling approximately 1,429,700 square feet. Building 1 is proposed to contain approximately 711,930 square feet of warehouse area and 5,000 square feet of office area for a total of 716,930 square feet of total building area. Building 1 would include a total of 112 loading dock doors facing north and south. Building 2 is proposed to contain approximately 707,770 square feet of warehouse area and 5,000 square feet of office area for a total building area of 712,770 square feet.

feet. Building 2 would include 98 loading dock doors also facing north and south. The future building users/tenants are unknown at this time. Associated site improvements would include parking areas, drive aisles, landscaping, detention basins, lighting, and signage.

The proposed development requires City of Palmdale review and approval of a Site Plan Review application and a Tentative Parcel Map. Applications filed with the City of Palmdale include the following:

- Site Plan Review 22-013 is a proposed site plan for the development of two industrial buildings together totaling approximately 1,429,700 square feet on the subject property.
- Tentative Parcel Map 83915 is a proposed map to subdivide the property into two parcels.

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 location map, USGS Topographical Map, the proposed Site Plan, and the Tentative Parcel Map for the proposed development of the subject site are attached hereto.

The City of Palmdale in its capacity as Lead Agency has determined that an EIR will be prepared for the proposed Project. The Lead Agency opted not 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 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 type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" 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 type="checkbox"/> Population / Housing | |
| | <input checked="" 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 virtual 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 via Zoom on:

Date and Time: September 15, 2022, at 5:00 p.m.
Access: <https://us06web.zoom.us/j/82232730429?pwd=VGZ6UUdlSjZaN2FrTUJveldaRGl4dz09>
Meeting ID: 822 3273 0429
Passcode: 023835

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 **August 30, 2022, and ends on September 30, 2022**. 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 September 30, 2022. 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: Megan Taggart, Planning Manager
38250 Sierra Highway
Palmdale, CA 93550

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

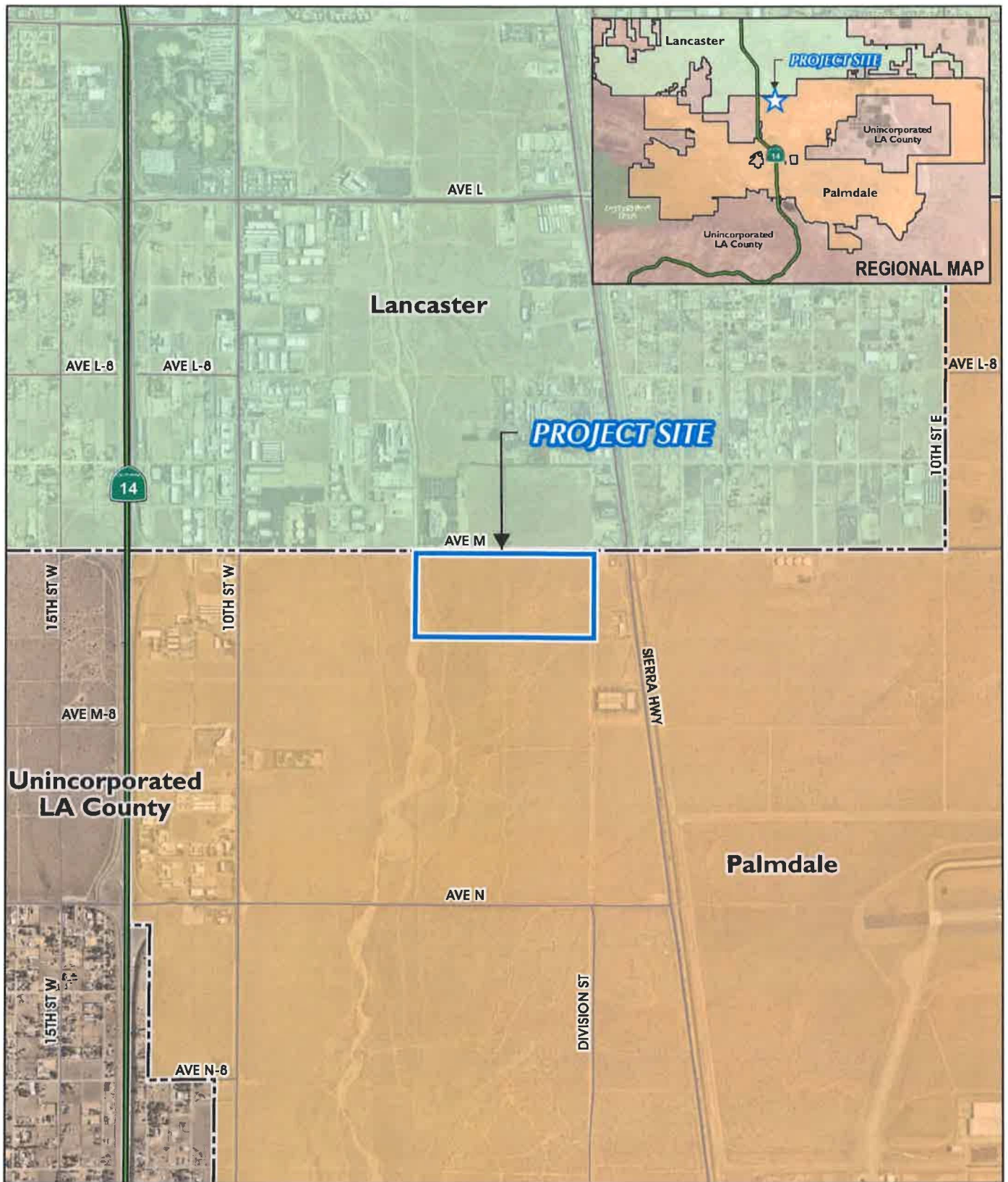
Attachments:

Figure 1 – Location Map

Figure 2 – USGS Topographic Map

Figure 3 – Proposed Site Plan

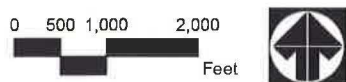
Figure 4 – Proposed Tentative Parcel Map 83915

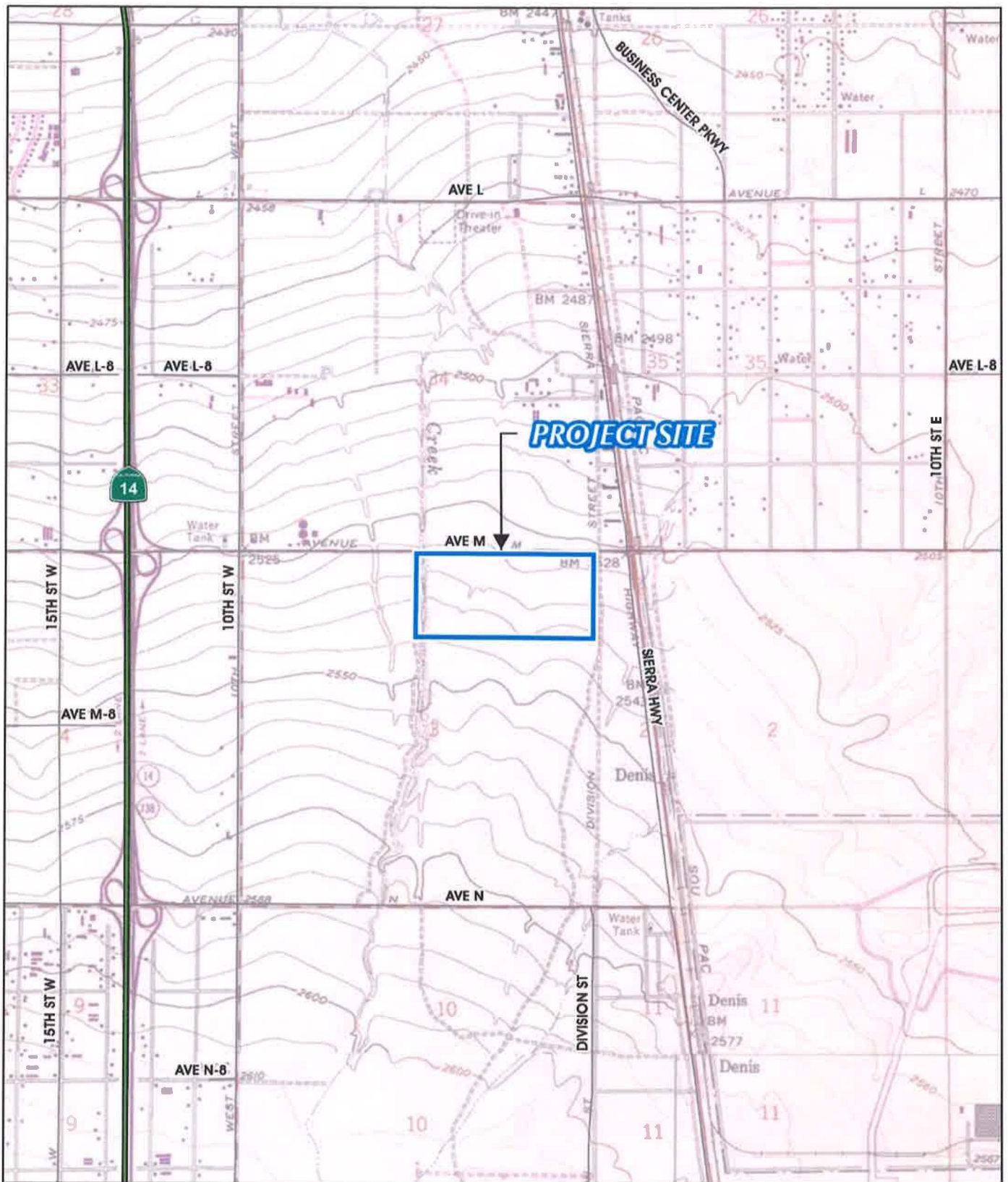


Source(s): ESRI, Nearmap Imagery (2022), LA County (2022)

SPR 22-013, TPM 83915

FIGURE 1 - LOCATION MAP





Source(s): ESRI, LA County (2022), USGS (2013)

SPR 22-013, TPM 83915

FIGURE 2 - USGS TOPOGRAPHICAL MAP

0 500 1,000 2,000

Feet



