



# PALMDALE

*a place to call home*

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

**DATE:** August 31, 2022

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

**PROJECT:** Antelope Valley Commerce Center: General Plan Amendment 22-001, Zone Change 22-001, Specific Plan 22-001, Tentative Parcel Map 83738, and Site Plan Review 22-008

The City of Palmdale, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for General Plan Amendment 22-001, Zone Change 22-001, Specific Plan 22-001, Tentative Parcel Map 83738, and Site Plan Review 22-008 (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 31, 2022**

**Notice of Preparation Review Period: September 1, 2022, to September 30, 2022**

**Scoping Meeting: September 19, 2022, at 5pm**

The subject site is 433.7 acres located east of Sierra Highway, south of Columbia Way (East Avenue M/Columbia Way), west of the Boeing Palmdale Facility and Plant 42, and north of the Palmdale Regional Airport on Assessor Parcel Numbers (APNs) 3126-022-926, -927, -928, and -929. The northern boundary of the project site (East Avenue M/Columbia Way) is the boundary between the City of Palmdale and the City of Lancaster.

A General Plan Amendment and Zone Change are proposed to designate the property as "Specific Plan." A Specific Plan is proposed to allow for the development of the 433.7-acre property with approximately 379.4 acres of industrial uses, 7.1 acres of commercial-flex uses, to allocate approximately 26.8 acres for open space and 20.4 acres for roadways. The Specific Plan would permit up to 8,263,332 square feet (SF) of industrial building space intended to accommodate a mixture of manufacturing, warehousing, parcel hub, fulfillment center, light industrial and associated uses, and approximately 61,855 SF of commercial-flex building space intended to accommodate commercial retail and small-scale manufacturing and sales. A Tentative Parcel Map is proposed to subdivide the Specific Plan area into 15 parcels and three lettered lots to facilitate future development.

Development of the Specific Plan area is expected to occur in four (4) phases. A Site Plan Review is proposed for Phase I, comprised of six industrial buildings in the northern portion of the property and including: Building 1 (142,565 SF), Building 2 (147,145 SF), Building 3 (135,520 SF), Building 4 (680,420 SF), Building 5 (1,004,180 SF), and Building 6 (274,870 SF). Specific development plans for remaining phases are not proposed at this time.

Applications filed with the City of Palmdale include the following:

- General Plan Amendment 22-001 proposes a modification to the land use element of the City of Palmdale General Plan from Industrial (IND) to Specific Plan for the 433.7-acre property.
- Zone Change 22-001 proposes a modification to the City’s official zoning map from General Industrial (M-2) to Specific Plan for the 433.7-acre property.
- Specific Plan 22-001 proposes a long-range development plan for a contemporary master-planned commerce center on the 433.7-acre property, envisioned to contain industrial, commercial flex, and open space land uses. The Specific Plan includes a land use plan, circulation plan, infrastructure plans, phasing plan, and design guidelines for site design, architecture and landscaping.
- Tentative Parcel Map 83738 is a proposed map to subdivide the property into 15 parcels and three lettered lots.
- Site Plan Review 22-008 is a proposed site plan for the development of six buildings as the first phase of development on the property.

**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 interested parties regarding issues they believe should be addressed in the EIR. A location map, USGS Topographical Map, Specific Plan Land Use Plan, Tentative Parcel Map, and the Phase I Site Plan are attached.

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 checked="" type="checkbox"/> Land Use / Planning           | <input checked="" type="checkbox"/> Utilities / Service Systems        |
| <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Mineral Resource                         | <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 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 19, 2022, at 5pm  
Access: <https://us06web.zoom.us/j/81295366701?pwd=MmNwQ1FVK1d3eDZOWFBjN1d6QVV6dz09>  
Meeting ID: 812 9536 6701  
Passcode: 321451

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**

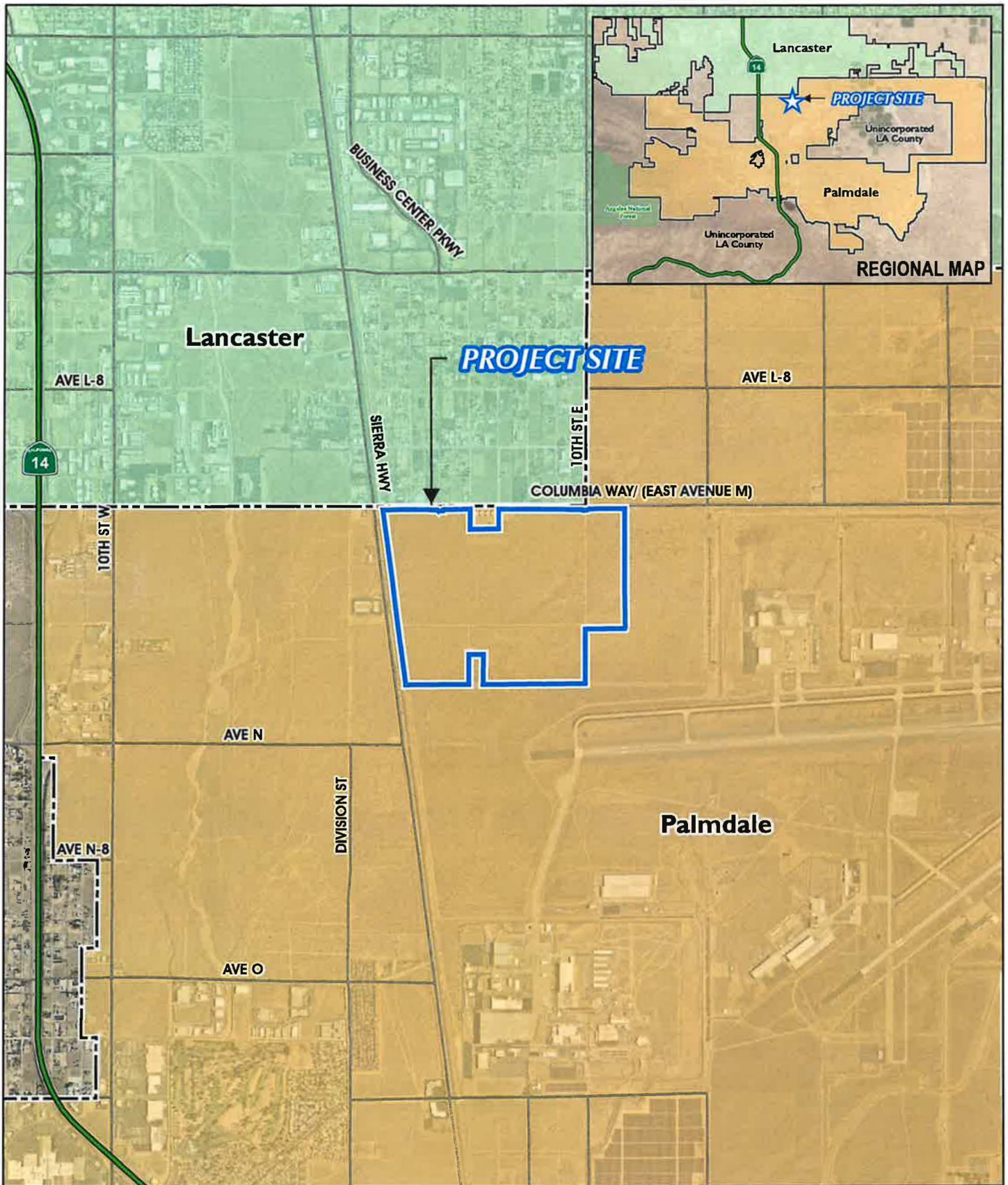
The issuance of this NOP begins a 30-day public scoping period. The scoping period begins on **September 1, 2022**, and ends on **September 30, 2022**. Comments may be sent to the City of Palmdale at any time during the 30-day public scoping period. Please focus your comments on issues related to the 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](mailto:mtaggart@cityofpalmdale.org)

Attachments:

- Figure 1 – Location Map
- Figure 2 – USGS Topographical Map
- Figure 3 – Specific Plan Land Use Plan
- Figure 4 – Proposed Tentative Parcel Map No. 83738
- Figure 5 - Phase I Site Plan

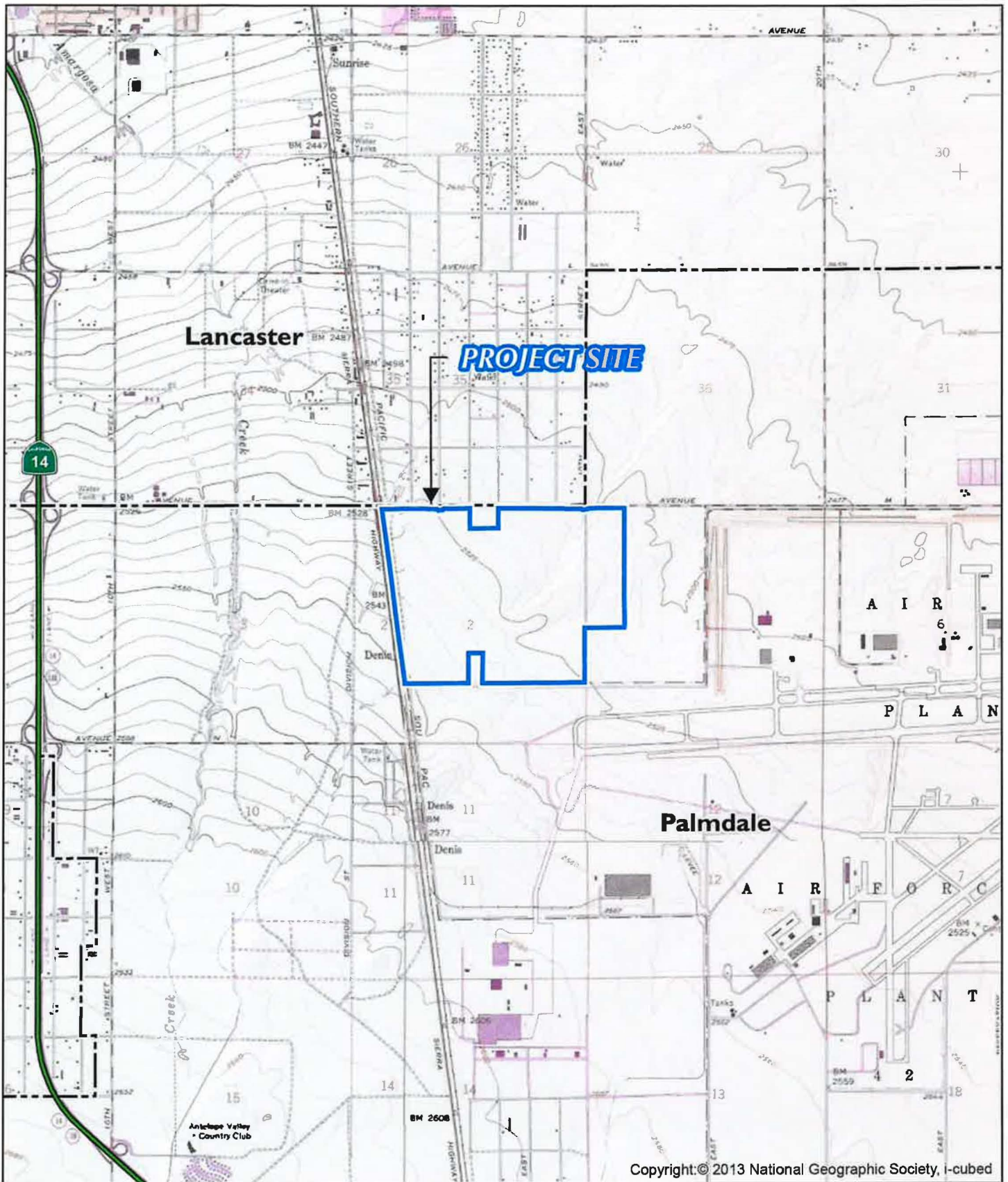


Source(s): ESRI, Nearmap Imagery (2022), LA County (2022)

## Antelope Valley Commerce Center

FIGURE 1 - LOCATION MAP



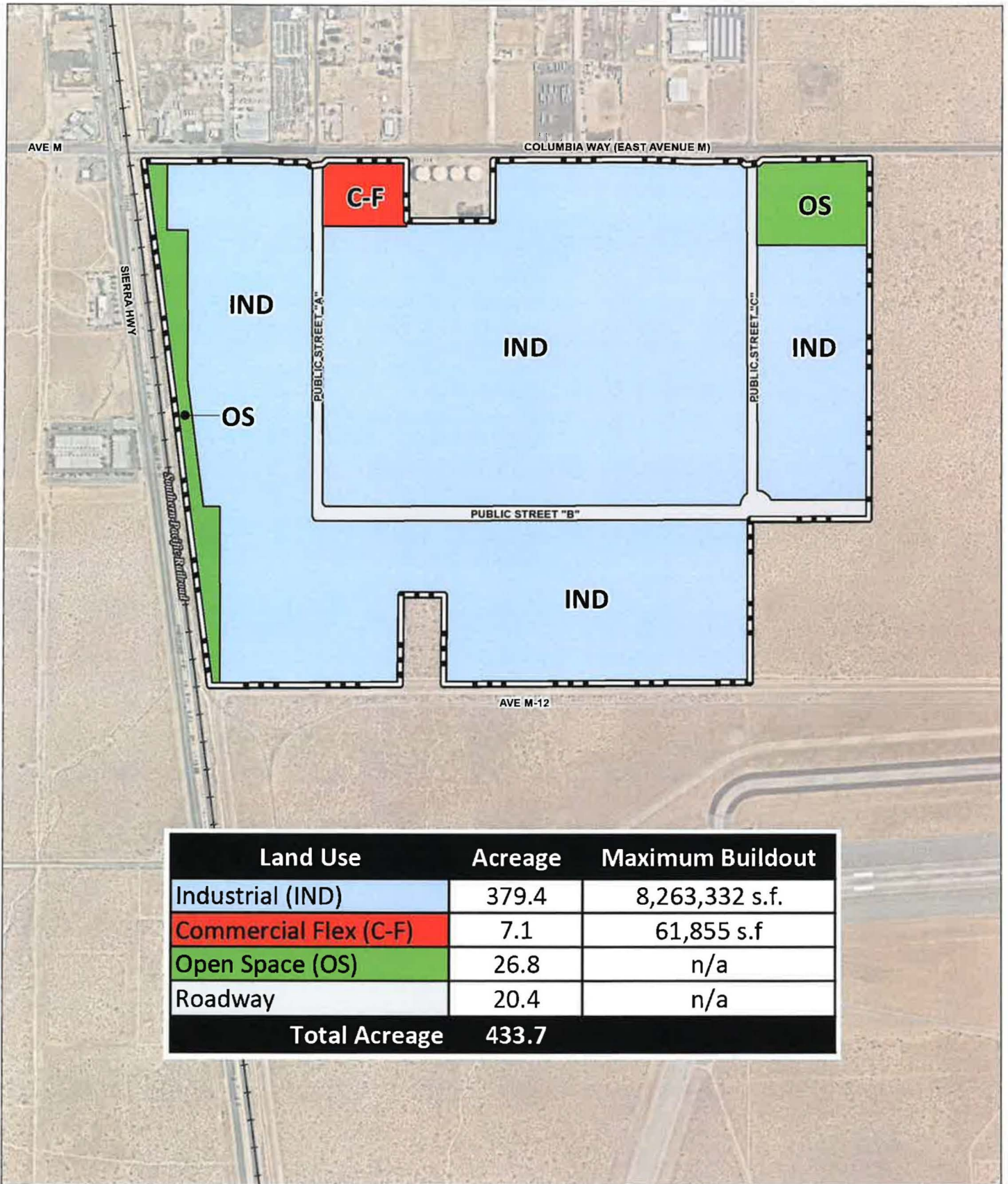


Source(s): ESRI, Nearmap Imagery (2022), LA County (2022)

## Antelope Valley Commerce Center

## FIGURE 2 - USGS TOPOGRAPHICAL MAP



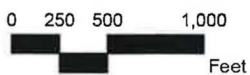


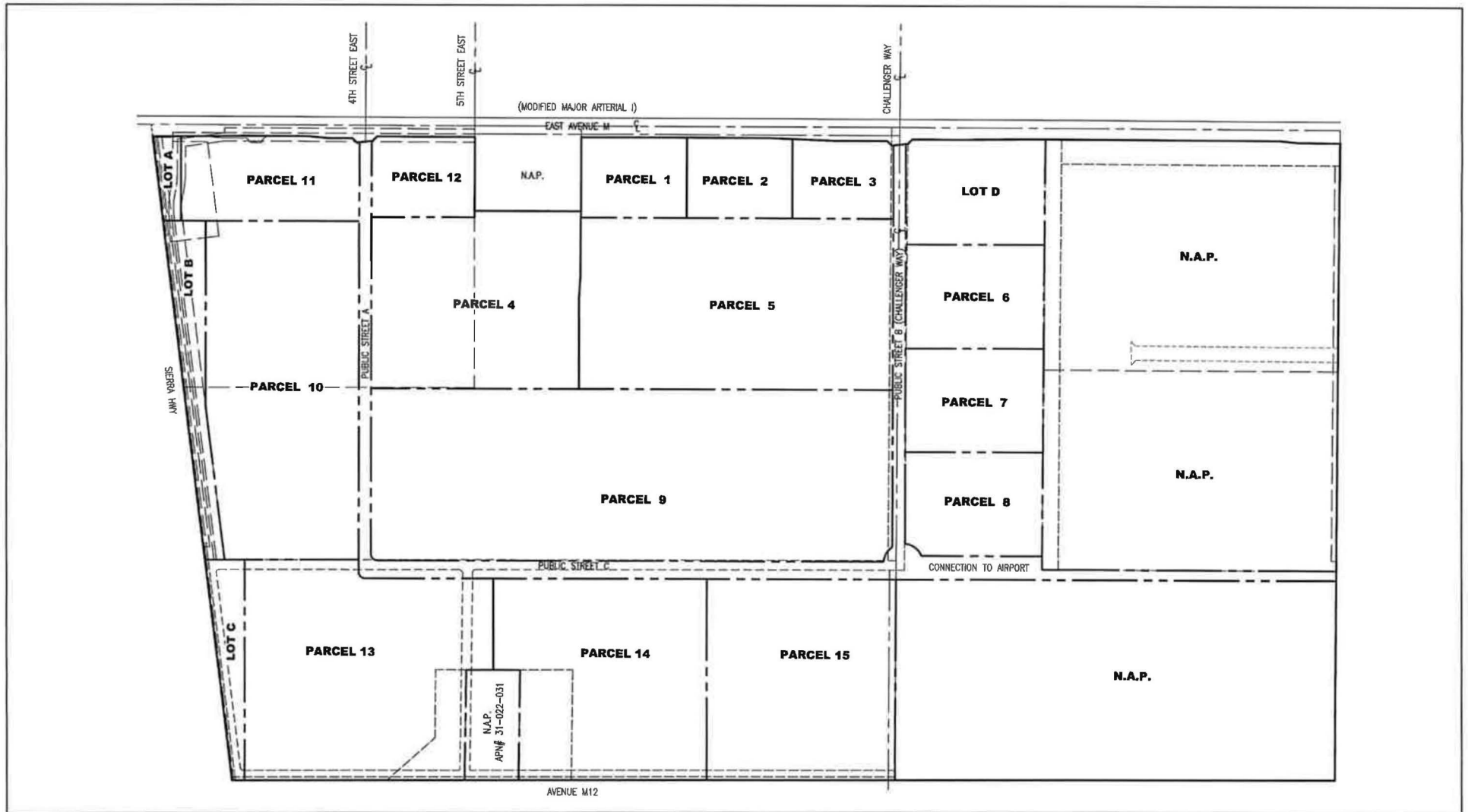
Land Use	Acreage	Maximum Buildout
Industrial (IND)	379.4	8,263,332 s.f.
Commercial Flex (C-F)	7.1	61,855 s.f.
Open Space (OS)	26.8	n/a
Roadway	20.4	n/a
<b>Total Acreage</b>	<b>433.7</b>	

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

**Antelope Valley Commerce Center**

**FIGURE 3 - SPECIFIC PLAN LAND USE PLAN**



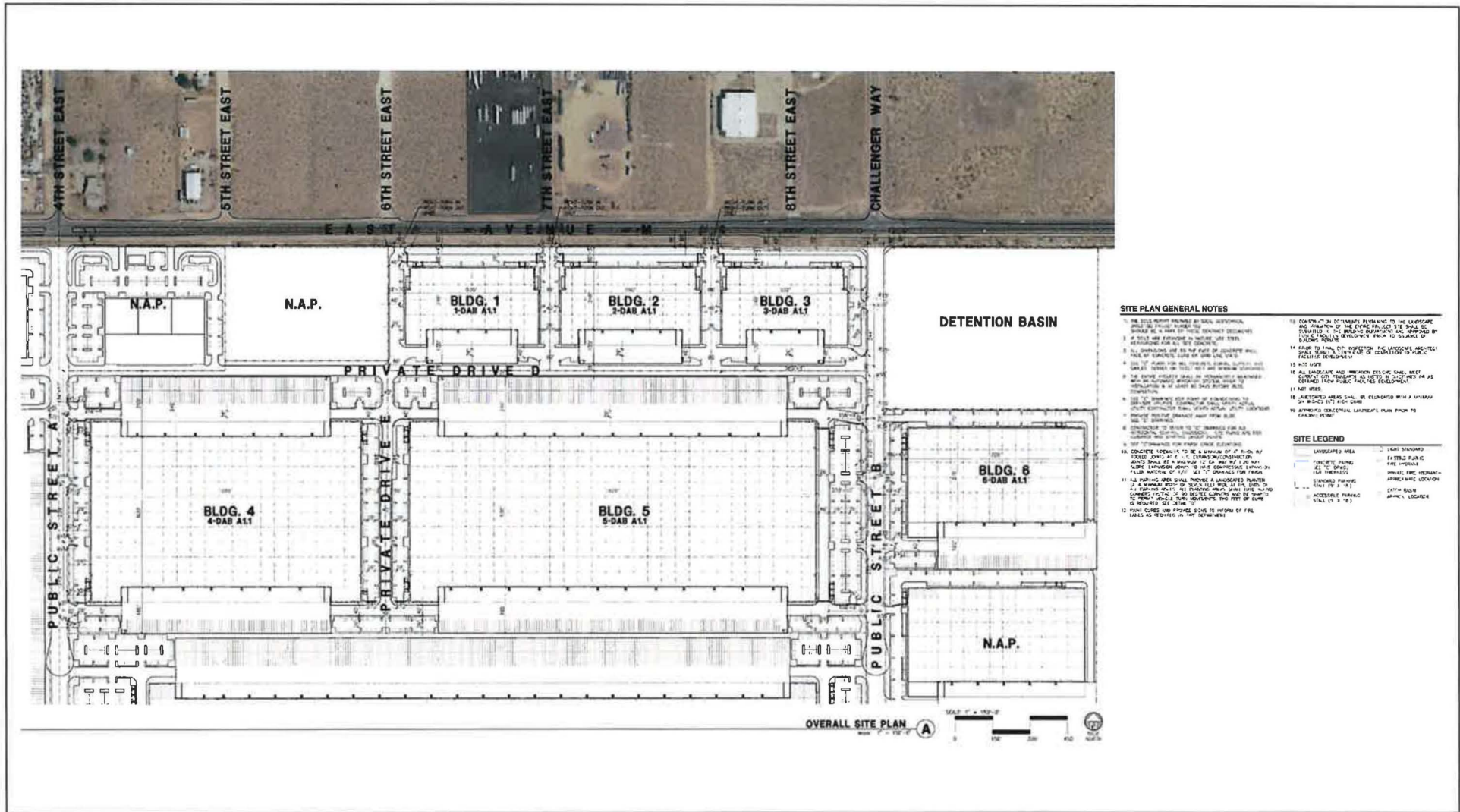


Source(s): WestLAND Group, Inc. (07-19-2022)

**Antelope Valley Commerce Center**

**FIGURE 4 - TENTATIVE PARCEL MAP NO. 83738**





**SITE PLAN GENERAL NOTES**

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**SITE LEGEND**

LANDSCAPED AREA	LIGHT STANDARD
CONCRETE PAVING	EXTENDED PAVING
ASPHALT PAVING	ASPHALT PAVING
ACCESSORY PAVING	ACCESSORY PAVING
	ACCESSORY PAVING

Source(s): WestLAND Group, Inc. (08-09-2022)

**Antelope Valley Commerce Center**

**FIGURE 5 - PHASE I SITE PLAN**

