

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: Not yet assigned

Project Title: AV Commerce Center: GPA 22-001, ZC 22-001, Specific Plan 22-001, TPM 83738 & SPR 22-008

Lead Agency: City of Palmdale

Contact Name: Megan Taggart, Planning Manager

Email: mtaggart@cityofpalmdale.org Phone Number: 661-267-5213

Project Location: Palmdale Los Angeles  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The Project Applicant proposes a General Plan Amendment, Zone Change, and Specific Plan to facilitate the development of a 433.7-acre property located south of East Avenue M/Columbia Way and east of Sierra Highway in the City of Palmdale with up to 8,263,332 square feet (SF) of Industrial (IND) building space and approximately 61,855 SF of Commercial Flex (C-F) building space. Industrial building users are expected to be a mixture of manufacturing, warehousing, parcel hub, fulfillment center, light industrial and associated uses on 379.4 acres. Commercial Flex building users are expected to include commercial retail with accommodations for small-scale manufacturing and sales on 7.1 acres. In addition, 26.8 acres of open space and 20.4 acres of roadway are proposed. A Tentative Parcel Map is proposed to subdivide the Specific Plan area into 15 parcels and 3 lettered lots to facilitate future development in phases. A Site Plan Review is proposed for Phase I, comprised of 6 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR has not yet been prepared; however, the Draft EIR shall address the following environmental subject areas: Aesthetics; Agriculture & Forest Resources; Air Quality; Biological Resources; Cultural Resources; Energy; Geology / Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology / Water Quality; Land Use / Planning; Mineral Resources; Noise; Paleontological Resources; Population / Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities / Service Systems; and Wildfire. Mitigation measures, if required, will be identified by the forthcoming EIR.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

At this time of the NOP for the proposed Project, there are no known areas of controversy regarding the proposed Project. The opinions of the public and other agencies will be solicited during the public Scoping Meeting and throughout preparation of the Draft EIR.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife  
State Water Resources Control Board