

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

SCH #

Project Title: 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

Lead Agency: City of Palmdale Contact Person: Megan Taggart, Planning Manager
 Mailing Address: 38250 Sierra Highway Phone: 661-267-5213
 City: Palmdale Zip: 93550 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Palmdale
 Cross Streets: Sierra Highway and East Avenue M Zip Code: 93550

Longitude/Latitude (degrees, minutes and seconds): 34 ° 38 ' 27.32 " N / 118 ° 7 ' 7.89 " W Total Acres: 433.7

Assessor's Parcel No.: 3126-022-926, -927, -928 and -929 Section: 1 & 2 Twp.: 6 North Range: 12W Base: SBBM

Within 2 Miles: State Hwy #: Sierra Highway Waterways: N/A
 Airports: Palmdale Regional Railways: Southern Pacific Railroad Schools: N/A

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. 61,885 Acres 7.1 Employees 125 Transportation: Type _____
 Industrial: Sq.ft. 8,263,332 Acres 379.4 Employees 9,721 Mining: Mineral _____
 Educational: _____ Power: Type _____ MW _____
 Recreational: _____ Waste Treatment: Type _____ MGD _____
 Water Facilities: 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: Energy, GHG, Wildfire

Present Land Use/Zoning/General Plan Designation:

Vacant / General Industrial (M-2) / Industrial (IND)

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

The Project Applicant proposes a General Plan Amendment, Zone Change, and Specific Plan to facilitate the development of an 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 three lettered lots to facilitate future development in 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.

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 an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input 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 checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>7</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input checked="" type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6</u>
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" 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 # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" 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 September 1, 2022 Ending Date September 30, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>AVCC Master, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>14180 Dallas Parkway, Suite 730</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Dallas, TX 75254</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>949-413-3568</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative: Megan Taggart  Date: August 31, 2022

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