

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 #: 2022090009

Project Title: Antelope Valley Commerce Center

Lead Agency: City of Palmdale

Contact Name: Megan Taggart, Deputy Director of Economic and Community Development

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Phone Number: 661-267-5213

Project Location: Palmdale

City

Los Angeles

County

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

APNs: 3126-022-926, -927, -928, and -929. The 432.9-acre Project site is located directly south of Columbia Way / East Avenue M; approximately 0.02-mile east of the active Union Pacific Railroad (UPRR) mainline tracks located adjacent to Sierra Highway; and directly north of Avenue M-12 in the City of Palmdale. The Project would allow for the phased development of a master-planned commerce center containing industrial, commercial, and open space land uses, as well as roadways and supporting infrastructure. The four phases of development would allow for a maximum of 8,302,536 square feet (s.f.) of building footprint, to be comprised of approximately 8,241,552 s.f. of industrial and 60,984 s.f. of commercial uses. Associated improvements to the Project site would include, but are not limited to, paved roads, paved parking areas, drive aisles, truck courts, utility infrastructure, landscaping, water quality basins, signage, lighting, property walls, gates, and interior and perimeter fencing.

Please see attached for further description.

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

The proposed Project would result in significant and unavoidable impacts under the environmental issue of Air Quality (due to Phase I NOX and PM10 emissions and Phase II – IV VOC, NOX, CO, PM10, and PM2.5 emissions that would exceed the applicable thresholds established by the AVAQMD); Greenhouse Gas Emissions (because the Project would exceed the SCAQMD screening threshold), and Transportation (because based on the VMT analysis for the industrial component of the proposed Project, Project generated VMT per employee was determined to exceed the County's VMT per employee threshold for both Phase I and for Project Buildout). Although mitigation measures are identified by the Project's DEIR to reduce these impacts to the maximum extent feasible, mitigation measures are not available to reduce the Project's air quality, GHG and Transportation VMT impacts to below a level of significance. The Project's DEIR demonstrates that impacts to all remaining issue areas listed in Appendix G to the State CEQA Guidelines either would be less than significant or would be reduced to less-than-significant levels with implementation of the mitigation measures identified in the DEIR.

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

The Lead Agency has not identified any issues of controversy. Notwithstanding, the Lead Agency has identified several issues of local concern including impacts to air quality, transportation, and biological resources among others identified in the DEIR.

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