



Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, CA 93550

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CONTACT: Megan Taggart, Interim Director
of Economic & Community Dev.
(661) 267-5213

SUBJECT: Filing of Notice of Determination in Compliance With Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: 2022090009

Project No. : Tentative Parcel Map 83738, Site Plan Review 22-008, Environmental Impact Report 22-001, General Plan Amendment 22-001, Zone Change 22-001, Specific Plan 22-001.

Project Applicant: AVCC Master, LLC

Project Location (include county): Located 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 in the City of Palmdale, CA 93550, Los Angeles County, CA (APNs: 3126-022-926, -927, -928, and -929.)

Project Description: A request to subdivide 432.9 acres for the purpose of 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.

This is to advise that the City of Palmdale (Lead Agency or Responsible Agency) has approved the above-described project on January 22, 2025, and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

Notice of Determination

TPM 83738 / SPR 22-013 / EIR 23-008 / GPA 22-001 / ZC22-001 / SP22-001

January 22, 2025

- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for the project.
5. A Statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550.

Signature (Public Agency):


Brenda Magaña, Planning Manager
City of Palmdale

1/22/25
Date

Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.