

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 #: _____

Project Title: Tentative Tract Map 60148

Lead Agency: City of Palmdale

Contact Name: Sarah Stachnik

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Project Location: Palmdale, Los Angeles
City *County*

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

The proposed project is a request to subdivide 31 acres into 130 numbered lots including three detention basin lots, and one lettered lot for the purposes of constructing 127 single-family homes located at the northwest corner of East Avenue R-8 an 45th Street East (APNs 3023-006-028, -029, -041, -040, -057 and -049). Proposed lots range in size from 7,000 square feet to 9,666 square feet. Three lots in the northwest corner of the site would be used as detention basins for the development. The project would include construction of associated infrastructure including roads, sidewalks and utilities. Access to the site would be from a new road, Pegasus Way, which would connect 42nd Street East on the west side of the site with 45th Street East on the east side of the site. From 42nd Street East, and from the north side of the site, there would be six cul-de-sacs within the development providing access to most lots. Residences on the eastern side of the development would be constructed to face 45th Street East. Access to the site from the south would be from East Avenue R-8.

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

There are potentially significant impacts to air quality, greenhouse gas emissions, noise, biological resources, cultural resources, geology and soils, and tribal cultural resources. However, with mitigation measures incorporated, the project will not have a significant impact on the environment. The proposed project has the potential to expose sensitive receptors to substantial pollutant concentration during construction. Mesquite Elementary School is adjacent to the west of the site and the site is surrounded by residential development. Mitigation measures have been included to ensure compliance with fugitive dust control measures, reduce diesel particulate matter and greenhouse gas emissions, and reduce potential exposure of sensitive receptors to substantial pollution concentrations during construction. Mitigation measures have been included to reduce construction-related noise impacts to the adjacent school and residences. The proposed project site is undeveloped and contains scattered Joshua tree in creosote scrub habitat. Mitigation measures have been included to conduct a pre-construction survey for burrowing owls, require consultation with the California Department of Fish and Wildlife for adverse impacts to on-site Joshua trees, prepare a Native Vegetation Preservation Plan prior to issuance of a grading permit, and require a nesting bird survey if construction is scheduled nesting season. Mitigation measures have been included to ensure proper handling of any cultural resources, human remains, funerary objects, tribal cultural resources, or paleontological resources that are discovered through earth moving activity.

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

There are no known controversial issues.

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

N/A