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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: Rancho Vista Development - Tentative Tract Map 83674

Lead Agency: City of Palmdale

Contact Name: Brenda Magaña

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

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

The Proposed Project is located in the City of Palmdale, CA on three undeveloped parcels (Assessor Parcel Numbers: 3001-003-160, -163, and -164) at the northwest corner of Rancho Vista Boulevard and Tilbury Drive within the Rancho Vista Specific Plan. Regional access to the Project area will be via California State Route 14 and Rancho Vista Boulevard.

The Proposed Project will construct 239 single-family homes ranging from one- to two-stories residences. One portion of the Proposed Project will be a gated community with one main access/egress point and one secondary egress point. The other portion will contain public streets and have two separate access/egress points. The on-site amenities include a dog park, playground, walking paths and trails, and small pocket parks/seating areas.

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

Biological Resources: MM BIO-1 includes pre-construction surveys for burrowing owls, small mammals, reptiles, and nesting birds. MM BIO-2 includes a protected plant plan to be developed by a qualified biologist to determine appropriate measures for western Joshua trees, coordination with CDFW and submittal of an ITP. Cultural Resources: MM CUL-1 includes the services of a qualified project archaeologist to remain on-call for the duration of ground disturbing activities, MM CUL-2 includes an archaeological resources report to be completed. Geology/Soils: MM GEO-1 includes a geotechnical report must be approved by the City prior to grading activities. MM GEO-2 includes the implementation of recommendations from the final geotechnical report regarding structural foundations. MM PAL-1 includes obtaining the services of a qualified paleontologist to remain on call for the duration of the proposed ground disturbing activity, MM PAL-2 includes the completion of a paleontological mitigation report. Noise: MM NOI-1 includes implementing design guidelines for proper architectural acoustics guidelines. MM NOI-2 includes an inspection of all construction equipment to ensure that it is operating in good working condition. Tribal Cultural Resources: MM TCR-1 includes implementation of a tribal monitor. MM TCR-2 includes pausing construction activities in the event cultural resources are discovered. MM TCR-3 includes good faith consulting with the tribe on disposition of tribal cultural resources encountered during construction. MM TCR-4 includes reburial of resources. MM TCR-5 includes pausing construction activity in the event of human remain discovery.

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

No controversies are known

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

Native American Heritage Commission, California Department of Fish and Wildlife (CDFW), Antelope Valley Air Quality Management District (AVAQMD), Los Angeles County Fire Department (LACFD), Los Angeles County Sanitation District (LACSD), Los Angeles County Waterworks District No. 40 (LACWWD), Southern California Edison.