



PALMDALE
a place to call home

**NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING**

DATE: July 22, 2024

TO: State Clearinghouse, Public Agencies, Organizations, and Interested Parties

PROJECT: Falcon Glen Project

The City of Palmdale, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the proposed residential development project, which would require discretionary approval of a Zone Change, General Plan Amendment, Tentative Tract Map 54328, and the annexation of the site into the City of Palmdale (hereinafter "Project"). In accordance with Section 15082 of the CEQA Guidelines, the City of Palmdale has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. The City of Palmdale is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

This NOP is also available on the City's website at: <https://www.cityofpalmdaleca.gov/277/Environmental-Documents>.

Due to time limits mandated by State law, your response must be sent at the earliest possible date but no later than 30 days after the date of this notice.

<p>Date of Notice: July 22, 2024 Notice of Preparation Review Period: July 22, 2024, to August 22, 2024 Scoping Meeting: August 5, 2024, at 5:00 pm</p>
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The project site is located on approximately 162.45 acres (Assessor's Parcel Numbers [APNs] 3004-014-001, 3004-014-004, 3004-014-005, 3004-014-008, 3004-014-009, 3004-014-012, 3004-014-018, 3004-014-023 through 3004-014-031). The project site is located in unincorporated Los Angeles County within the City of Palmdale's Sphere of Influence. The project site is located within Antelope Valley at the western end of the Mojave Desert, north of the San Gabriel Mountains and south of the San Andreas Rift Zone. Regional access to the project site is provided via State Route 14 (SR-14) and State Route 138 (SR-138). Local access to the project site is provided via West Avenue S.

The proposed project includes the following components: development consisting of 718 residential lots including 399 single-family detached residential units and 319 medium density residential units located within 10 planning areas, as well as roads, sidewalks and trails; the annexation of the project site from unincorporated Los Angeles County into the City of Palmdale; and related project components and entitlements including a General Plan Amendment and Zone Change. The project also includes a community recreation center; five (5) parks, five (5) debris basins, a large detention basin; and six (6) water quality arroyos.

The application filed with the City of Palmdale includes the following:

Zone Change 18-007: Proposed a modification to the City's official zoning map from Single Family Residential 2 (SFR 2) and Low Density Residential (LDR) to Single Family Residential 1 (SFR 1), Single Family Residential 2 (SFR 2), Single Family Residential 3 (SFR 3), Residential Neighborhood 1 (RN 1) and Residential Neighborhood 2 (RN 2).

General Plan Amendment 18-006: Proposes a modification to the land use element of the City of Palmdale General Plan from Single Family Residential 2 (SFR 2) and Low Density Residential (LDR) to Single Family Residential 1 (SFR 1), Single Family Residential 2 (SFR 2), Single Family Residential 3 (SFR 3), Residential Neighborhood 1 (RN 1) and Residential Neighborhood 2 (RN 2).

Tentative Parcel Map 62220: is a proposed map to subdivide 162.45 acres into 718 parcels.

Tentative Tract Map 54328: is a proposed map to develop 718 parcels with 399 single-family residential lots and 319 medium-density residential lots.

Planned Development 04-02: is a proposed site plan for the development of 718 residences, a community recreation center; five (5) parks, five (5) debris basins, a large detention basin; and six (6) water quality arroyos.

Scope of the EIR

In accordance with CEQA, the City of Palmdale requests that agencies review the description of the Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency. The EIR will be used by the City of Palmdale when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City of Palmdale is also seeking comments from other interested parties regarding issues they believe should be addressed in the EIR. A Regional Location map, Local Vicinity Map, and the proposed Site Plan for the proposed development of the site are attached hereto.

The City of Palmdale in its capacity as Lead Agency has determined that an Environmental Impact Report (EIR) will be prepared for the proposed Project. The Lead Agency opted to prepare an Initial Study and has determined that the environmental factors checked below would be potentially affected by the proposed project, thereby, requiring analysis in the proposed Project's EIR:

<input type="checkbox"/>	Aesthetics	<input checked="" type="checkbox"/>	Greenhouse Emissions	Gas	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Agriculture and Forestry Resources	<input checked="" type="checkbox"/>	Hazards and Hazardous Materials		<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Air Quality	<input checked="" type="checkbox"/>	Hydrology and Water Quality		<input checked="" type="checkbox"/>	Transportation
<input checked="" type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Land Use and Planning		<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Mineral Resources		<input checked="" type="checkbox"/>	Utilities and Service Systems
<input checked="" type="checkbox"/>	Energy	<input checked="" type="checkbox"/>	Noise		<input checked="" type="checkbox"/>	Wildfire
<input checked="" type="checkbox"/>	Geology and Soils	<input type="checkbox"/>	Population and Housing		<input checked="" type="checkbox"/>	Mandatory Findings of Significance

The EIR will assess the effects of the proposed Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts.

Scoping Meeting

Pursuant to California Public Resources Code Section 21083.9(a)(2) of the CEQA Statute and CEQA Guidelines Section 15082(c), the City of Palmdale will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project, the scope of environmental review, and the overall EIR process. While the issues raised in this meeting will be summarized in the required EIR, anyone wishing to make formal comments on the Notice of Preparation must do so in writing.

The scoping meeting will be held on:

Date and Time: August 5, 2024

Access: <https://us06web.zoom.us/j/87287525053?pwd=9zm1eShaMsv9iJMzM5pHHYsSk3miBc.1>

Meeting ID: 872 8752 5053

The scoping meeting will include time for attendees to provide input on the scope and content of the EIR, including any input regarding potential mitigation measures or possible alternatives to the project.

Opportunity for Public Review and Comment

The issuance of this NOP begins a 30-day public scoping period. The scoping period begins on **July 22, 2024**, and ends on **August 22, 2024**. Comments may be sent to the City of Palmdale at any time during the 30-day public scoping period. Please focus your comments on issues related to the scope and content of the environmental analysis that will be included in the EIR. All scoping comments must be received by the City of Palmdale or postmarked by August 22, 2024. Due to the time limits mandated by State

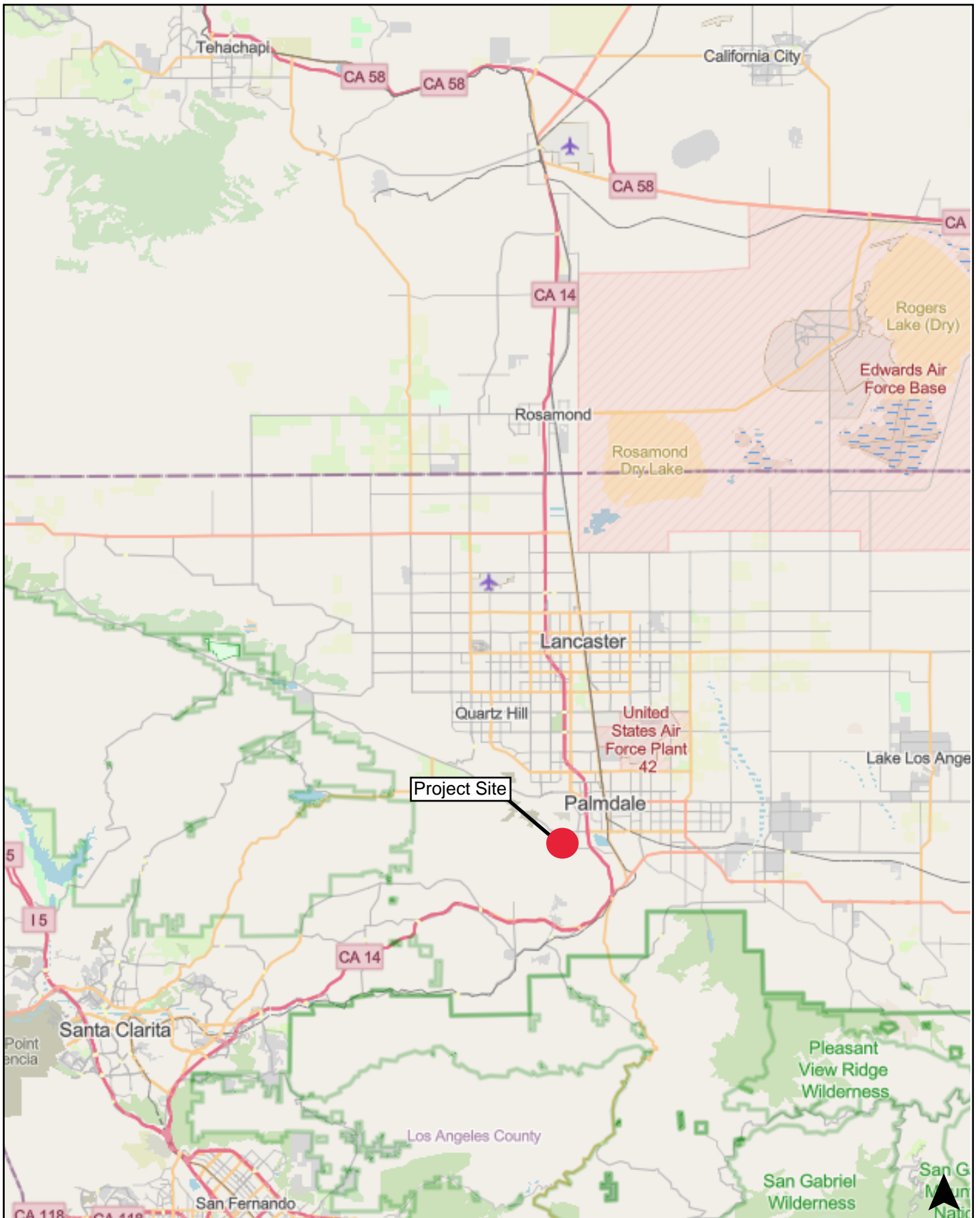
law, the City of Palmdale recommends that your feedback is provided at the earliest possible date but not provided later than 30 days after the date of this notice. Trustee Agencies and Responsible agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Direct all comments to:

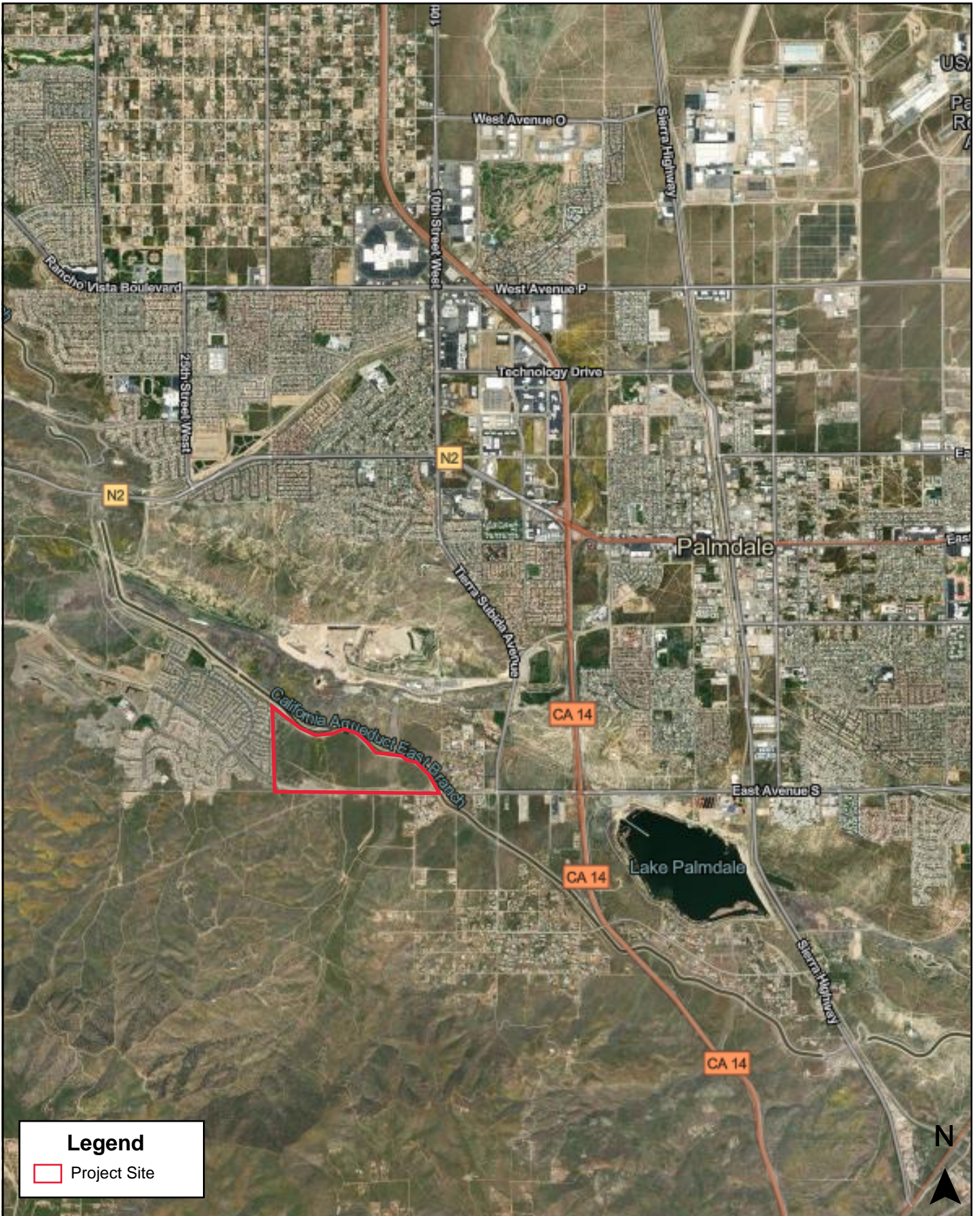
City of Palmdale - Department of Economic and Community Development
Attn: Brenda Magaña, Planning Manager
38250 Sierra Highway
Palmdale, CA 93550

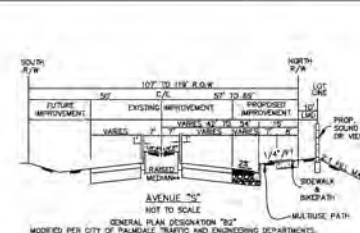
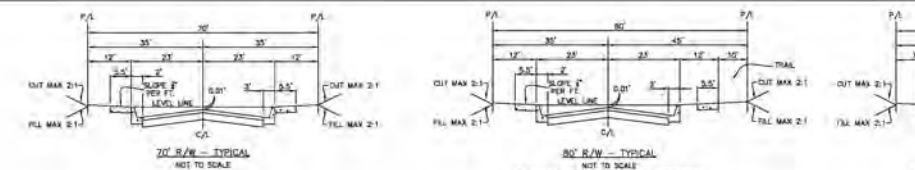
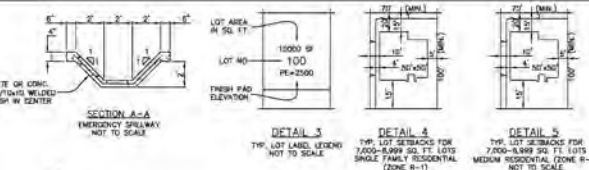
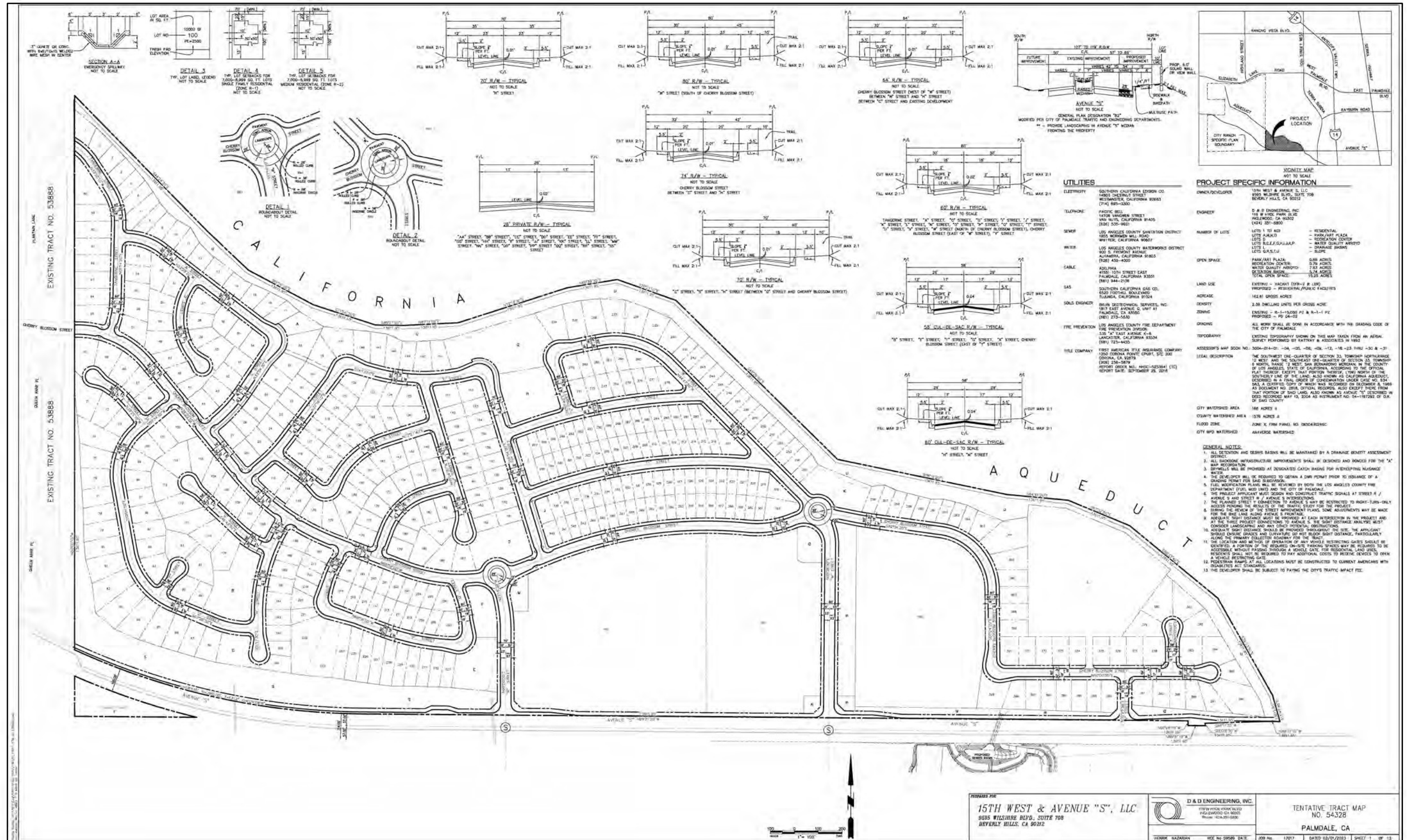
Comments may also be emailed to bmagana@cityofpalmdale.org.

Attachments:

Figure 1 – Regional Location
Figure 2 – Local Vicinity
Figure 3 – Conceptual Site Plan







UTILITIES

ELECTRICITY	SOUTHERN CALIFORNIA Edison CO. 4855 CHESTNUT STREET WESTMINSTER, CALIFORNIA 92681 (714) 895-2300
TELEPHONE	PACIFIC BELL 1618 WILSON STREET VAN NUYS, CALIFORNIA 91404 (818) 535-9911
SEWER	LOS ANGELES COUNTY SANITATION DISTRICT 1655 WILSON MALL ROAD WESTVIEW, CALIFORNIA 91007
WATER	LOS ANGELES COUNTY WATERWORKS DISTRICT 800 S. FRENCH AVENUE ALHAMBRA, CALIFORNIA 91803 (818) 459-4300
CABLE	ADOLPHUS 4150 10TH STREET EAST PALMDALE, CALIFORNIA 93551 (818) 944-2006
GAS	SOUTHERN CALIFORNIA GAS CO. 6550 FOOTBALL BOULEVARD PLAINFIELD, CALIFORNIA 91704
SOILS ENGINEER	BRUNN GEOTECHNICAL SERVICES, INC. 1817 EAST AVENUE G UNIT AT PALMDALE, CA 93550 (818) 273-5540
FIRE PREVENTION	LOS ANGELES COUNTY FIRE DEPARTMENT FIRE PREVENTION DIVISION 535 "A" EAST AVENUE K-8 LANCASTER, CALIFORNIA 93530 (818) 723-4405
TITLE COMPANY	FIRST AMERICAN TITLE INSURANCE COMPANY 1200 CORONA ROUTE CHPT. ST. 200 ZIONA, CA 92679 (951) 236-5879 REPORT DATES: 11/25/2004 (12) RECORDED MAY 10, 2004 AS INSTRUMENT# 04-117895 OF O.A. OF SAN DIEGO COUNTY

PROJECT SPECIFIC INFORMATION

OWNER/DEVELOPER	15TH WEST & AVENUE "S", LLC 9505 WILSHIRE BLVD, SUITE 708 BEVERLY HILLS, CA 90212
ENGINEER	D & D ENGINEERING, INC. 118 W. WOOD PARK BLVD PALMDALE, CA 93552 (818) 351-8800
NUMBER OF LOTS	LOTS 1 TO 400 - RESIDENTIAL LOTS 401-402 - PARK/ART PLAZA LOTS 403-404 - RECREATION CENTER LOTS 405-406 - WATER QUALITY IMPROVEMENT - DRAINAGE BASIN LOTS 407-408 - SLOPE
OPEN SPACE	PARK/ART PLAZA 0.80 ACRES RECREATION CENTER 0.78 ACRES WATER QUALITY IMPROVEMENT 7.82 ACRES DRAINAGE BASIN 2.34 ACRES TOTAL OPEN SPACE 15.25 ACRES
LAND USE	EXISTING - VACANT (SP-R 1.2) PROPOSED - RESIDENTIAL/PUBLIC FACILITIES
ACREAGE	162.81 GROSS ACRES
DENSITY	2.38 DWELLING UNITS PER GROSS ACRE
ZONING	EXISTING - R-1-15000 P2 & R-1-1 P2 PROPOSED - PD 04-02
GRADING	ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF PALMDALE
TOPOGRAPHY	EXISTING TOPOGRAPHY SHOWN ON THIS MAP TAKEN FROM AN AERIAL SURVEY PERFORMED BY HATHWAY & ASSOCIATES IN 1982
ASSESSOR'S MAP BOOK NO.	3004-04-01; -04 -02; -03; -04; -05; -06; -07; -08; -09; -10; -11; -12; -13; -14; -15; -16; -17; -18; -19; -20; -21; -22; -23; -24; -25; -26; -27; -28; -29; -30; -31
LEGAL DESCRIPTION	THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP NORTH RANGE 12 WEST AND THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 12 WEST, SAN BERNARDINO COUNTY, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT NUMBERED EXCISE TRACT NUMBER THIRTY-THREE NORTH OF THE SOUTHWEST LINE OF THE LAND ALSO KNOWN AS CALIFORNIA AERIAL, RECORDED IN A FINAL ORDER OF CONFIRMATION UNDER CASE NO. 834, S.A. A CERTIFIED COPY OF WHICH WAS RECORDED ON DECEMBER 8, 1982 AS DOCUMENT NO. 2814, OFFICIAL RECORD, ALSO EXCEPT THEREFROM THAT PORTION OF SAID LAND ALSO KNOWN AS AVENUE "S" DESCRIBED IN DEED RECORDED MAY 10, 2004 AS INSTRUMENT# 04-117895 OF O.A. OF SAN DIEGO COUNTY
CITY WATERSHED AREA	186 ACRES
COUNTY WATERSHED AREA	1578 ACRES
FLOOD ZONE	ZONE X, FIRM PANEL NO. 16048-0000C
CITY WPD WATERSHED	ANNEBORO WATERSHED

- GENERAL NOTES:**
1. ALL DETENTION AND DEBRIS BASINS WILL BE MAINTAINED BY A DRAINAGE BENEFIT ASSESSMENT DISTRICT.
 2. ALL BACKFLOW PREVENTION IMPROVEMENTS SHALL BE DESIGNED AND INSTALLED FOR THE "A" MAP RECORDED.
 3. DOWNSPIES WILL BE PROVIDED AT DESIGNATED CATCH BASINS FOR INTERCEPTING NUISANCE WATER.
 4. THE DEVELOPER WILL BE REQUIRED TO OBTAIN A DWP PERMIT PRIOR TO ISSUANCE OF A GRADING PERMIT FOR SAID DEVELOPMENT.
 5. THE PLANNED STREET "S" CONNECTION TO AVENUE "S" MAY BE RESTRICTED TO NIGHT-TURN-ONLY ACCESS DURING THE RESULTS OF THE TRAFFIC STUDY FOR THE PROJECT.
 6. DURING THE REVIEW OF THE STREET IMPROVEMENT PLANS, SOME ADJUSTMENTS MAY BE MADE FOR THE FREE FLOW OF TRAFFIC.
 7. ADEQUATE RIGHT OF WAY MUST BE PROVIDED AT EACH INTERSECTION IN THE PROJECT AND AT THE THREE PROJECT CONNECTIONS TO AVENUE "S". THE RIGHT DISTANCE ANALYSIS MUST CONSIDER LANDSCAPING AND ANY OTHER POTENTIAL OBSTRUCTIONS.
 8. ADEQUATE RIGHT DISTANCE SHOULD BE PROVIDED THROUGHOUT THE SITE. THE APPLICANT SHOULD ENSURE GRADES AND CURVATURE DO NOT BLOCK RIGHT DISTANCE, PARTICULARLY ALONG THE PRIMARY COLLECTION ROADS FOR THE PROJECT.
 9. THE LOCATION AND METHOD OF OPERATION OF ANY VEHICLE RESTRICTING GATES SHOULD BE CONTROLLED. A PORTION OF THE REQUIRED ON-CALL PARKING SPACES MAY BE REQUIRED TO BE AVAILABLE THROUGHOUT THE PROJECT. THROUGH A VEHICLE GATE FOR RESIDENTIAL LAND USE, RESIDENTS SHALL NOT BE REQUIRED TO PAY ADDITIONAL COSTS TO RECEIVE SERVICES TO OPEN A VEHICLE RESTRICTION.
 10. PEDESTRIAN RAMPS AT ALL LOCATIONS MUST BE CONSTRUCTED TO CURRENT STANDARDS WITH BARRIERED ACCESS AT STAIRWAYS.
 11. THE DEVELOPER SHALL BE SUBJECT TO PAYING THE CITY'S TRAFFIC IMPACT FEE.

PREPARED FOR:
15TH WEST & AVENUE "S", LLC
9505 WILSHIRE BLVD, SUITE 708
BEVERLY HILLS, CA 90212

D & D ENGINEERING, INC.
118 W. WOOD PARK BLVD
PALMDALE, CA 93552
PHONE: 818-351-8800

TENTATIVE TRACT MAP
NO. 54328
PALMDALE, CA

DATE: 02/09/2003
SHEET: 1 OF 13