



P A L M D A L E
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**NOTICE OF PREPARATION OF A DRAFT
ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING**

DATE: September 19, 2024

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

PROJECT: Quail Valley 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 Tentative Tract Map No. 65813 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.

A Notice of Preparation, Initial Study and Environmental Evaluation for this project was published on 10/23/2018, and a project scoping meeting was held on 11/15/2018. Comments were received from various responsible agencies, trustee agencies, and other interested parties. The project has not substantially changed since 2018, though due to the passage of time, this Notice of Preparation is being provided and a new scoping meeting is being scheduled.

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.

Date of Notice: September 19, 2024

Notice of Preparation Review Period: September 19, 2024 – October 18, 2024

Scoping Meeting: October 3, 2024, at 5pm

The City of Palmdale has received a request to develop approximately 878.1 acres directly south of the City of Palmdale, within the City's Sphere of Influence, in the unincorporated area of Los Angeles County.

Assessor Parcel Numbers are as follows:

Book	Page	Parcel
AREA A		
3054	003	010
3054	004	016
3054	004	017
3054	005	001
3054	005	002
3054	005	003
3054	005	004
3054	005	005
3054	005	006
3054	005	007
3054	005	008
3054	005	009
3054	006	001
3054	006	008
3054	006	009
3054	006	014
3054	006	016
3054	007	008
3054	007	009
3054	007	010
3054	007	012
3054	007	013
3054	007	014
3054	007	017
3054	007	018
3054	007	019
3054	007	020

3054	008	001
3054	008	002
3054	008	003
3054	008	004
3054	008	005
3054	008	006
3054	008	007
3054	008	008
3054	008	009
3054	008	010
3054	012	010
3054	012	011
3054	012	012
3054	012	013
3054	012	014
3054	013	001
Book	Page	Parcel
AREA B		
3054	024	008
3054	024	047
3054	024	068
3054	024	069
3054	024	070
3054	024	071
3054	026	051
3054	026	052
3054	026	055
3054	026	058

The Project site is located on the south side of Avenue S, approximately 1.2 miles west of State Route 14. At buildout, the project would contain a maximum of 730 single-family residential lots, an approximately 3.6-acre Home Owners Association maintained amenity center, an approximately 23-acre greenbelt and trail system, and approximately 396 acres of open space. The proposed project would include necessary infrastructure improvements, including off-site sanitary and water improvements and an annexation of the property and adjacent areas to the City of Palmdale. The project site is undeveloped and vacant land characterized by a mix of valley floor and steep terrain. The subject property is bordered by an existing housing development to the northeast, while rural residential uses are scattered along the easterly and southeasterly boundary. The City Ranch Specific Plan development is located northwest of the site along Avenue S. Also found to the north and east is the California Aqueduct. Primary access to the project is proposed from Avenue S. Secondary access is at Tovey Avenue.

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

Tentative Tract Map No. 65813: is a proposed map to subdivide the property into 730 parcels.

Planned Development 18-001: is a proposed site plan for the development of 730 residences, an approximately 3.6-acre Home Owners Association maintained amenity center, an approximately 23-acre greenbelt and trail system, and approximately 396 acres of open space.

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 checked="" type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Hazards and Hazardous Materials	<input checked="" 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 checked="" type="checkbox"/> Land Use and Planning	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" 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 checked="" 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: October 3, 2024 – 5:00 pm

Access: <https://us06web.zoom.us/j/83841290482?pwd=ITozgi2df95tYjKuVbIJaUgabQ7z2I.1>

Meeting ID: 838 4129 0482

Passcode: 483344

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 September 19, 2024, and ends on October 18, 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 October 18, 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

QUAIL VALLEY PROJECT LOCATION MAP

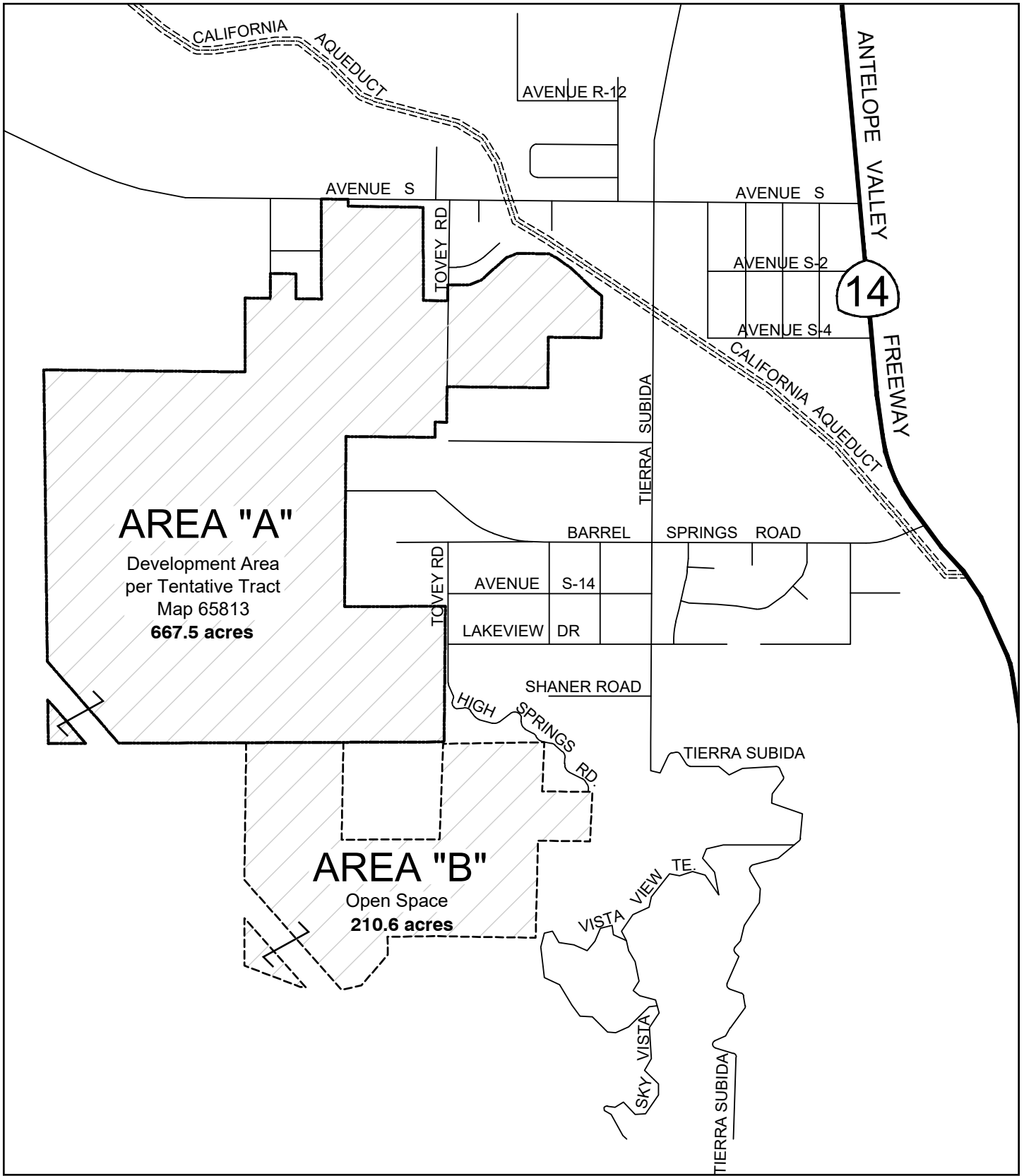


EXHIBIT 2-2 Local Vicinity

