

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 #: 2024100065Project Title: Quail Valley ProjectLead Agency: City of PalmdaleContact Name: Brenda MagañaEmail: bmagana@cityofpalmdale.org Phone Number: 661-267-5293Project Location: Palmdale, Los Angeles
City *County*

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

The Project site is located on the south side of Avenue S, approximately 1.2 miles west of State Route 14. At build out, 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 395 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.

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

The Project Environmental Impact Report will address the following impacts in detail and recommend appropriate Mitigation Measures that will ensure any identified potentially significant impacts will be reduced to a less than significant level.

- Aesthetics (Scenic Vista impairment; Light and Glare addition)
- Air Quality (Compliance with AQMP; pollutant increases)
- Biological Resources (impacts to Sensitive Species, habitat, protection ordinances)
- Cultural Resources (archaeological and paleontological resources)
- Geology and Soils (exposure of people to earthquake-related impacts; soil stability)
- Hazards and Hazardous Materials (exposure of people/structures to wild land fires)
- Hydrology and Water Quality (Water Quality standards violation; drainage impacts)
- Noise (generation of, exposure of people to high noise levels; increases in ambient noise levels)
- Public Services (provision of fire/emergency service and law enforcement service)
- Transportation and Traffic (conflict with adopted plans and Congestion Management Program)
- Tribal Cultural Resources (potential impacts to Native American resources)
- Utilities and Service Systems (water supply; waste water generation and disposal)

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

Water supply

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

Los Angeles County Local Formation Commission; Palmdale Water District; California State Department of Fish and Wildlife; Los Angeles County Sanitation District; Regional Water Quality Control Board; Antelope Valley Air Quality Management District