

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Quail Valley Project

Lead Agency: City of Palmdale

Contact Person: Brenda Magana

Mailing Address: 38250 Sierra Highway

Phone: 661-267-5293

City: Palmdale

Zip: 93551

County: Los Angeles

Project Location: County: Los Angeles

City/Nearest Community: Palmdale

Cross Streets: Avenue S and near to Tovey Avenue, with regional access via SR-14

Zip Code: 93551

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: See attached

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 14

Waterways: California Aqueduct

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____**Development Type:** Residential: Units 730

Acres 878.1

 Office: Sq.ft. _____

Acres _____

Employees _____

 Transportation: Type _____ Commercial: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Industrial: Sq.ft. _____

Acres _____

Employees _____

 Power: Type _____

MW

 Educational: _____ Waste Treatment: Type _____

MGD

 Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____

MGD _____

 Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____**Present Land Use/Zoning/General Plan Designation:**

LDR - up to 1DU/AC, SFR1- up to 2DU/AC, Pre-zoning: PZ-LDR - up to 1 DU/AC, PZ-SFR1 - up to 2 DU/AC

Project Description: (please use a separate page if necessary)

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. An EIR will be required.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 19, 2024 Ending Date October 18, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Templeton Planning Group</u>	Applicant: <u>Quail Valley, LLC - c/o RY Properties</u>
Address: <u>2505 West Coast Highway, Suite 202</u>	Address: <u>212 South Palm Avenue</u>
City/State/Zip: <u>Newport Beach, CA 92663</u>	City/State/Zip: <u>Alhambra, CA 91801</u>
Contact: <u>Albert Armijo / Peter Templeton</u>	Phone: <u>661-621-8912</u>
Phone: <u>949-466-0038</u>	

Signature of Lead Agency Representative:  Date: 9/26/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PALMDALE - QUAIL VALLEY PLANNED DEVELOPMENT PLAN

Book	Page	Parcel
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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

(Continued)

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
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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