



PALMDALE

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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: November 20, 2024

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

PROJECT: Quail Valley Project – Tentative Tract Map 65813 and Planned Development 18-001

This Notice of Availability is to notify agencies, organizations, and interested parties that the City of Palmdale (City), as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (DEIR; State Clearinghouse No. 2024100065) for TTM 65813 and PD 18-001.

Project Name: Quail Valley Project – Tentative Tract Map 65813 and Planned Development 18-001

Lead Agency: City of Palmdale

Location: South side of Avenue S, west of Tovey Avenue

General Plan and Zoning Designations: LDR - up to 1 DU/AC, SFR1 - up to 2 DU/AC, Pre-zoning: PZ-LDR - up to 1DU/AC, PZ-SFR1 - up to 2 DU/AC

Responsible and/or Trustee Agencies:

Project Description: 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 Homeowners 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.

The Draft EIR complies with the CEQA guidelines and assesses all potential environmental effects on the proposed project as listed below with a summary of each mitigation measure:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities
- Wildfire

The public review period for the Draft Environmental Impact Report runs from **November 5, 2024**, and ends on **January 7, 2025**. The Draft EIR and all documents referenced in the Draft EIR are available for public review on the City's website at <https://www.cityofpalmdaleca.gov/277/Environmental-Documents> or at the following locations:

- City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550, Monday through Thursday from 7:30 am to 6:00 pm
- City Hall Counter, 38300 Sierra Highway, Palmdale, CA 93550
- Palmdale City Library, 700 East Palmdale Boulevard, Palmdale, CA 93550
- City of Palmdale Parks and Recreation Department, 827 East Avenue Q-9, Palmdale, CA 93550

The public is encouraged to submit written comments to Planning Manager Brenda Magaña, City of Palmdale Economic and Community Development Department | Planning Division, 38250 Sierra Highway, Palmdale, CA 93550 no later than 5:00 pm on **January 7, 2025**. Alternatively, you may email your comments to Planning Manager Brenda Magaña at bmagana@cityofpalmdale.org.


Brenda Magaña, Planning Manager

11/21/24
Date

Attachments:

Figure 1 – Project Location Map

Figure 2 – Annexation Boundary

Figure 3 – Planned Development Plan

Figure 4 – Site Plan

EXHIBIT 2-2 – PROJECT LOCATION MAP

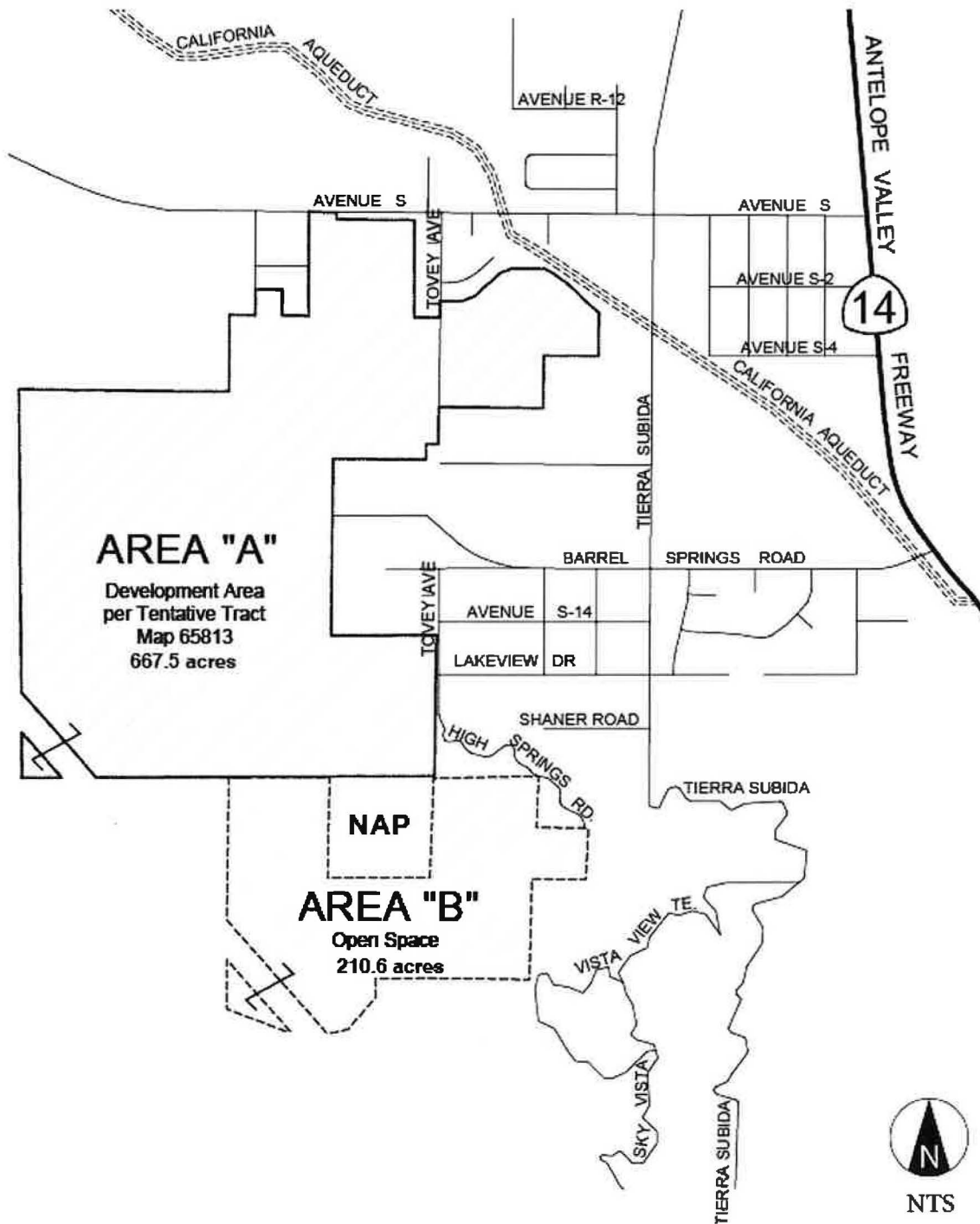
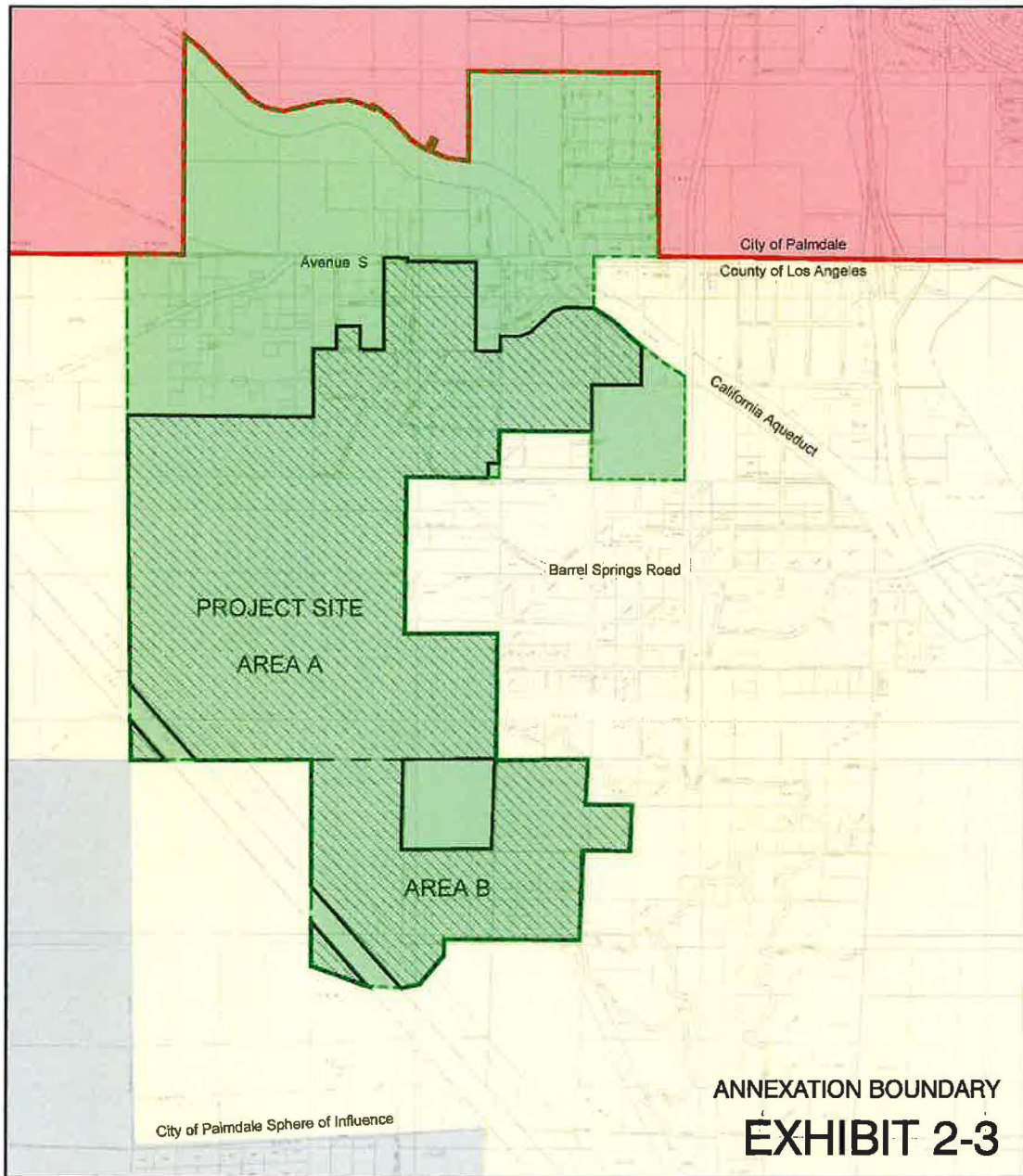


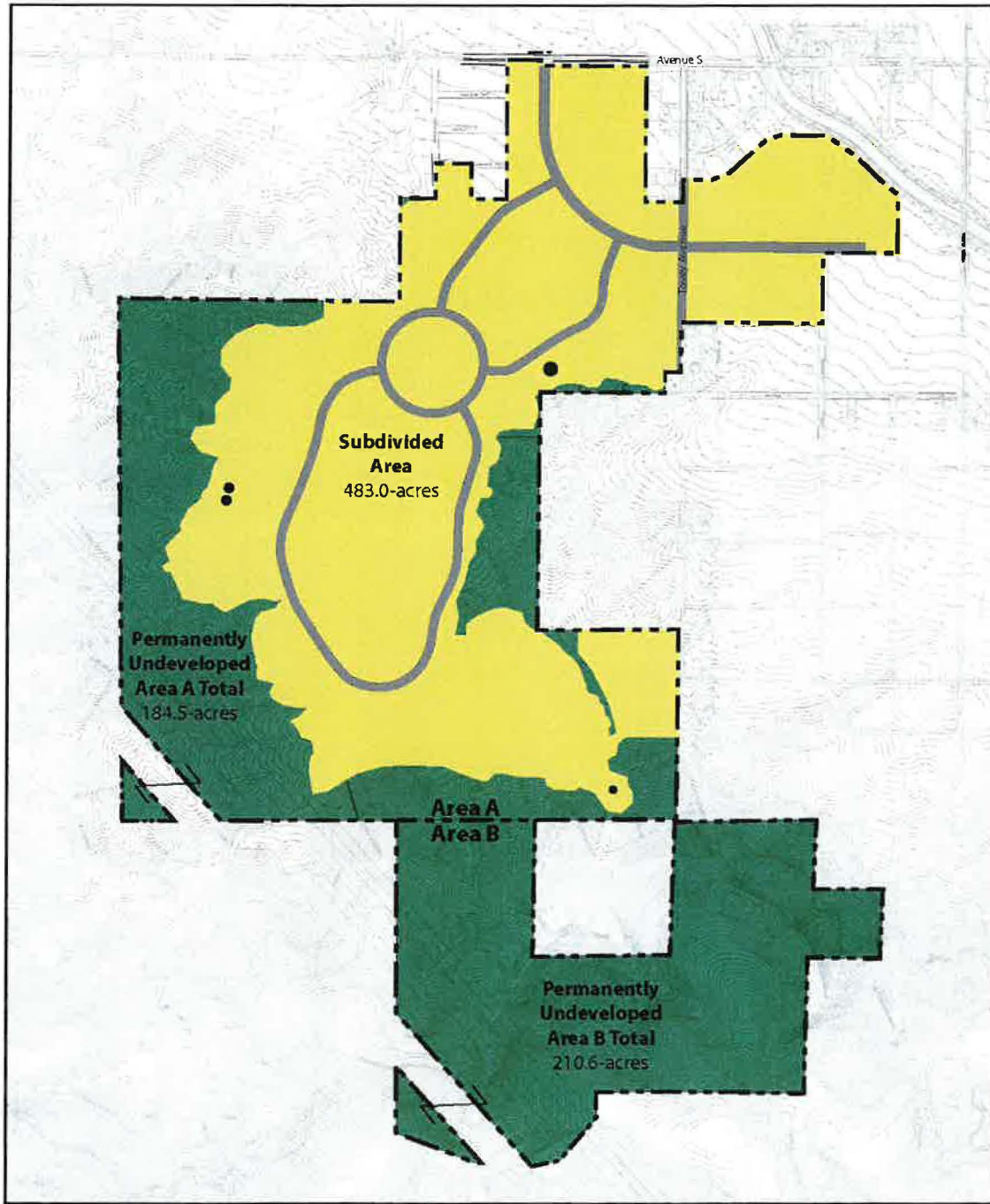
EXHIBIT 2-3 – ANNEXATION BOUNDARY



Legend

-  Project Boundary
-  Proposed Annexation Boundary
-  City of Palmdale
-  City of Palmdale Sphere of Influence
-  Unincorporated

EXHIBIT 2-8 – PLANNED DEVELOPMENT PLAN



Legend

- Subdivided Area
- Permanently Undeveloped Area
- Project Boundary
- Water Tank

EXHIBIT 2-9 – SITE PLAN

