

NOTICE OF PUBLIC HEARING
BY THE PLANNING COMMISSION OF THE CITY OF PALMDALE

A Public Hearing will be held by the Planning Commission of the City of Palmdale in the City Hall Council Chamber at 38300 Sierra Highway, Suite B, Palmdale, California, on January 12, 2017, at 7:00 p.m. The Planning Commission will review and consider the following item:

General Plan Amendment 16-001; a request to revise the land use designation on 66.77 acres of property associated with Tentative Tract Maps 53342 and 60500 from SFR-3 to SP-Rancho Vista and Tentative Tract Map (TTM) 60500 Time Extension (TE); a request for a three year time extension for the subdivision of 30.68 acres into 65 single-family residential lots and one detention basin lot located south of Vista Point Way and West of Rancho Vista Boulevard. Planner: Megan Taggart, Senior Planner

Initial Studies were prepared for Tentative Tract Maps 53342 and 60500 in conjunction with the original approvals on December 5, 2002, and September 21, 2006, respectively and, as a result, the Planning Commission adopted Mitigated Negative Declarations finding that the projects would not have significant impacts on the environment with the incorporation of mitigation measures. The proposed project includes a request to change the General Plan land use designation to SP-Rancho Vista and extend the amount of time allowed for the completion of development of Tentative Tract Map 60500. The land use change and time extension do not include any alterations to the projects as approved through Tentative Tract Map 53342 and 60500. Staff has reviewed the Mitigated Negative Declarations to determine whether the project triggered any of the conditions described in Sections 15162, 15163 or 15164 of the CEQA Guidelines which require the preparation of a subsequent, supplemental or addendum to the Mitigated Negative Declarations and concluded that no changes to the project are proposed and the previous Mitigated Negative Declarations adequately address the project.

Copies of the application, maps, plans, environmental documents, and other pertinent materials related to this application are available for public review at the Planning Division (38250 Sierra Highway), the Public Library (700 East Palmdale Boulevard), Department of Recreation and Culture (38260 10th Street East), and City Hall (38300 Sierra Highway, Suite A) as well as on the City's website at www.cityofpalmdale.org. On the Monday prior to the meeting date, the staff reports for this application will also be available at all the locations listed above as well as the City's website. Prior to the hearing, the public is invited to submit written comments on this matter to the Planning Division (661/267-5200). Please refer to the case number listed above and address correspondence to the project planner.

If you challenge the Planning Commission decision in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Any interested person is welcome to attend the hearing and be heard on this matter. Per American with Disabilities Act (ADA) requirements, this meeting is accessible to the impaired. Requests for special aids must be made a minimum of 48 hours prior to the meeting.

Rob Bruce
PLANNING MANAGER
Legal Ad #17-002