

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, 38300 Sierra Highway, Suite B, Palmdale, California, on Thursday, April 13, 2017, at 7:00 p.m. The Planning Commission will review and consider the following items:

- 1) Tentative Tract Map (TTM) 61488 Time Extension (TE); an application by Royal Investors Group, LLC, for a three-year time extension to Tentative Tract Map 61488, a subdivision of approximately five acres into 16 single-family residential lots and one detention basin lot, located at the northwest corner of Avenue R-6 and 30th Street East. Planner: Megan Taggart, Senior Planner

An Initial Study was prepared for the project in conjunction with the original approval and on March 17, 2005, the Planning Commission adopted a Mitigated Negative Declaration finding that the project would not have a significant impact on the environment. The proposed project is a request to extend the amount of time allowed for completion of the development and the extension of time does not include any alterations to the project as approved through Tentative Tract Map 61488. Staff has reviewed the Mitigated Negative Declaration 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 Declaration and concluded that no changes to the project are proposed and the previous Mitigated Negative Declaration addresses the project. As such, no further documentation is required.

- 2) Tentative Parcel Map (TPM) 71222 Time Extension (TE); an application by ANJ Properties, LLC, for a three-year time extension to combine two parcels totaling 1.94 acres into a single parcel located at the southwest corner of Avenue N and 10th Street West. Planner: Carlene Saxton, Senior Planner

An Initial Study was prepared for the project in conjunction with the application in compliance with the California Environmental Quality Act (CEQA). The Initial Study was reviewed and adopted by the Planning Commission on January 10, 2010. Staff has reviewed the Mitigated Negative Declaration to determine whether the Zone Change 15-002 and Density Bonus Agreement 16-001 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 Declaration and concluded that no changes to the project are proposed and the previous Mitigated Negative Declaration addresses the project.

- 3) Tentative Tract Map (TTM) 61894 Time Extension (TE); an application by Alliance Land Planning & Engineering, for a three-year time extension to

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subdivide approximately 461 acres into 334 single-family residential lots, 3 detention basin lots, and 29 open space lots located south of Avenue S and west of Parkwood Drive within the Anaverde Development. Planner: Carlene Saxton, Senior Planner

An Initial Study was prepared for the project in conjunction with the original approval and on March 14, 2005, the City Council adopted a Finding of Consistency with the previously approved Environmental Impact Report (March 24, 1992) finding that the project would cause no new significant environmental effects on the environment. The proposed time extension does not include any modifications to the project as originally approved. As such, the City of Palmdale will file a second Notice of Determination in conjunction with this project.

Copies of the applications, maps, plans, environmental documents, and other pertinent materials related to these projects are available for public review at the Planning Division (38250 Sierra Highway). On the Monday prior to the meeting date, the staff reports for these projects will also be available at the Planning Division counter, the Public Library (700 East Palmdale Boulevard), Department of Recreation and Culture (38260 10th Street East), and City Hall (38300 Sierra Highway, Suite A). Prior to the hearing, the public is invited to submit written comments on these matters 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 these matters. 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 #17-015