

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 November 9, 2017, at 7:00 p.m. The Planning Commission will review and consider the following item:

Tentative Tract Map (TTM) 54209 Time Extension (TE) 2; an application by Pacific Communities Builder, Inc., for a three-year time extension to Tentative Tract Map 54209, a subdivision of approximately 27 acres into 95 single-family residential lots and two detention basin lots, located at the northeast corner of Avenue R and 35th Street East (APN 3020-014-017). Planner: Megan Taggart, Senior Planner

An Initial Study was prepared for the project in conjunction with the original approval and on July 15, 2004, the Planning Commission adopted a Mitigated Negative Declaration for Tentative Tract Map 54209 finding that the project would not have a significant impact on the environment. The proposed project includes an extension of time for TTM 54209 that does not include any alterations to the project as originally approved. 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 there are no changes to the project and no new information is known that could not have been known at the time the Mitigated Negative Declaration was adopted, therefore, the previous Mitigated Negative Declaration addresses the project.

Copies of the application maps, plans, environmental documents, and other pertinent materials related to this project are available for public review at the Planning Division (38250 Sierra Highway). On the Monday prior to the meeting date, the staff report for this application 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 this matter to the Planning Division (661/267-5200). Please refer to the case number listed above and address correspondence to the appropriate 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 #17-036