

Notice of Determination

TO:

☒ Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box Box 3044 1400 Tenth
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of Los Angeles
12400 E. Imperial Highway room 1201
Norwalk, CA 90650

FROM:

Responsible Agency: Local Agency Formation
Commission for the County of Los Angeles (LAFCO)
Street Address: 80 South Lake Avenue suite 870
Pasadena, CA 91101
Contact: Paul A. Novak, AICP
Phone: (626)204-6500

Lead Agency:
City of Palmdale
Address: 38250 Sierra Highway
Palmdale, CA 93550
Contact: Megan Taggart
Phone: 661 267 5200

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 1989090619

Project Title: Anaverde Nuevo Specific Plan Amendment EIR Addendum

Project Applicant: New Anaverde, LLC

Project Developer: n/a

Project Location (include county): Elizabeth Lake Road and Avenue S, Palmdale, Los Angeles County, CA

Project Description:

The Proposed Project is a Specific Plan Amendment to allow overall reduction in residential units from 5,200 dwelling units with the Approved Project to 1,870 for the Proposed Project. Retail/commercial space would be reduced from 260,000 square feet (Approved Project) to 41,000 square feet (Proposed Project). For the Proposed Project, other uses such as a school site, fire station, recreational vehicle storage or recreation/community maybe included in this area. The Proposed Project would have a reduction in Park acreage from 159.3 acres (Approved Project) to 24.6 acres (Proposed Project), but would increase overall Open Space acreage from 634.6 acres which included the golf course (Approved Project) to 984.9 acres (Proposed Project). An addendum to the Certified EIR was prepared for the Proposed Project.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on October 9, 2024 and has considered the Addendum and EIR (date)

as prepared by the Lead Agency regarding the above described project:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ A Mitigated Negative Declaration was prepared for this project provision of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final Addendum and EIR, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature:  Title: Executive Officer Date: 10/9/24

2022-06

1989090619



CITY OF PALMDALE

NOTICE OF DETERMINATION

☒ Los Angeles County Clerk
Environmental Filings
12400 Imperial Hwy., Rm. 2001
Norwalk, CA 90650

FROM: City of Palmdale
Planning Division
38250 Sierra Highway
Palmdale, CA 93550



2021 251714

FILED
Nov 17 2021

Dean C. Logan, Registrar-Recorder/County Clerk

Electronically signed by TINA TRAN

☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

CONTACT: Megan Taggart, Planning Manager
(661) 267-5200

**SUBJECT: Filing of Notice of Determination in Compliance With Section 21108 or 21152
of the Public Resources Code**

THIS NOTICE WAS POSTED

State Clearinghouse Number: 1989090619

ON November 17 2021

UNTIL December 17 2021

Project Title: Anaverde Nuevo Specific Plan Amendment EIR Addendum

REGISTRAR-RECORDER/COUNTY CLERK

Project Applicant: New Anaverde, LLC, c/o Brooks Street, Rich Knowland, 2894 South Coast
Highway, Laguna Beach, CA 92651

Project Location (include county): Elizabeth Lake Road and Avenue S, Palmdale, Los Angeles
County, CA

Project Description: The Proposed Project is a Specific Plan Amendment to allow overall reduction in residential units from 5,200 dwelling units with the Approved Project to 1,870 for the Proposed Project. Retail/commercial space would be reduced from 260,000 square feet (Approved Project) to 41,000 square feet (Proposed Project). For the Proposed Project, other uses such as a school site, fire station, recreational vehicle storage or recreation/community may be included in this area. The Proposed Project would have a reduction in Park acreage from 159.3 acres (Approved Project) to 24.6 acres (Proposed Project), but would increase overall Open Space acreage from 634.6 acres which included the golf course (Approved Project) to 984.9 acres (Proposed Project). An addendum to the Certified EIR was prepared for the Proposed Project.

This is to advise that the City of Palmdale (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **November 3, 2021**, and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for the project.
5. A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

Notice of Determination
Anaverde Nuevo Specific Plan Amendment EIR Addendum
Date

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550.

Signature (Public Agency):



Megan Taggart, Planning Manager
City of Palmdale

11/10/21

Date

Authority cited: Section 21083, Public Resources Code.
Reference: Sections 21000-21174, Public Resources Code.

2021 251714



FILED

Nov 17 2021

Dean C. Logan, Registrar - Recorder/County Clerk

Electronically signed by JINA TRAN

APR 07 1992

NOTICE OF DETERMINATION

By D. Coleman Deputy

TO: County Clerk
County of Los Angeles
111 North Hill Street
Los Angeles, CA 90012

FROM: City of Palmdale
Planning Department
38306 9th Street East
Palmdale, CA 93550

Case Planner:

Laurie Lile

Applicant:

Kaufman and Broad of Southern
California

Address:

38345-A 30th Street East
Palmdale, CA 93550

Case:

Environmental Impact Report 89-03
(City Ranch) for General Plan
Amendment 91-04, Prezone 89-06 and
Specific Plan 89-03 (City Ranch
Specific Plan)

Description of Project:

Specific Plan 89-03, General Plan
Amendment 91-04, Prezone 89-06 and
Annexation of 1,985 acres of territory
into the City of Palmdale. The City
Ranch Specific Plan allows the
development of 5,200 dwelling units,
42 acres of commercial uses, and parks
and schools on the 1,985 acre site.
The General Plan Amendment and Prezone
support the Specific Plan.

Location:

The project is generally located south
of Elizabeth Lake Road, east of the
alignment of 40th Street West, north
of the alignment of Avenue S, and west
of 20th Street West.

The Environmental Impact Report was certified by the City
Council of the City of Palmdale on March 24, 1992. It has been
determined that the project will have a significant effect on
the environment in the following areas: electromagnetic
radiation, population impacts in regard to air quality,
off-site noise due to traffic, solid waste disposal, sheriff
services, facilities maintenance, library services,

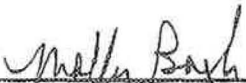
THIS NOTICE WAS POSTED
FROM APR 10 1992 TO MAY 11 1992
DEPUTY COUNTY CLERK
D. Coleman

1953

~~jobs/housing balance, geologic hazards due to ground shaking and rupture associated with a seismic event, aesthetic and light and glare impacts caused by loss of open space and vegetation and grading and viewshed impacts, paleontological resources, and cumulative impacts to land use due to the change of land use on the site from existing agriculture uses to a suburban use. The City Council adopted a Statement of Overriding Considerations for the project in compliance with the provisions of the California Environmental Quality Act, as amended.~~

The EIR is on file and available for review at the City of Palmdale, Planning Department, 38306 9th Street East, Palmdale, California 93550

Dated: March 25, 1992



Molly Bogh, Director of Planning
City of Palmdale

MEB/lob

wp9266



STATE OF CALIFORNIA-THE RESOURCES AGENCY

DEPARTMENT OF FISH AND GAME

ENVIRONMENTAL FILING FEE CASH RECEIPT

DFG 753.5 (10-81)

1953

Lead Agency: City of Palmdale Date: 4-7-92County/State Agency of Filing: County Document No.:Project Title: Environmental Impact Report 89-03 (City Ranch) For Denial PlanProject Applicant Name: Amendment 91-04, Prezone 89-06 and Specific Plan 89-03 (City Ranch) Phone Number:Project Applicant Address: 38306 9th Street East Palmdale, Calif 93550Project Applicant (check appropriate box): Local Public Agency ☐ School District ☐ Other Special District ☐State Agency ☐Private Entity ☒

CHECK APPLICABLE FEES:

☒ Environmental Impact Report	\$850.00	\$ <u>850.00</u>
☐ Negative Declaration	\$1,250.00	\$
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$
☐ Projects Subject to Certified Regulatory Programs	\$850.00	\$
☒ County Administrative Fee	\$25.00	\$ <u>25.00</u>
☐ Project that is exempt from fees		

TOTAL RECEIVED \$ 875.00

Signature and title of person receiving payment: _____

FIRST COPY-PROJECT APPLICANT

SECOND COPY-DFG/FASB

THIRD COPY-LEAD AGENCY

FOURTH COPY-COUNTY/STATE AGENCY OF FILING

ORIGINAL REC'D

MAR 22 1993

COUNTY CLERK

BY [Signature] DEPUTY

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