



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

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

CONTACT: Megan Taggart
Planning Manager
(661) 267-5287

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

State Clearinghouse Number: N/A

Project Title: Vesting Tentative Tract Maps 51604, 51605, 51606, 51607, 52093 and 52116, Conditional Use Permit 22-001, Planned Development 21-001

Project Applicant: RdR Development Holdings, LLC

Project Location (include county): Approximately 115 acres generally located to the north and south of Westland Drive and Ranch Center Drive and south of City Ranch Road in the City of Palmdale, County of Los Angeles, California.

Project Description: The applications facilitate the development of 553 single-family residences on approximately 115 acres and include open space, neighborhood and community parks, and interconnectivity within Phase 1A (Planning Area 5) of the Ritter Ranch Specific Plan.

This is to advise that the City of Palmdale (Lead Agency or Responsible Agency) has approved the above-described project on February 10, 2022, 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

VTTM's 51604, 51605, 51606, 51607, 52093, 52116, CUP 22-001 and PD 21-001
February 10, 2022

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



Date

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

NOTICE OF DETERMINATION

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

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

Case Planner: Donna Fairchild, Associate Planner

Applicant: Palmdale Hills Property, LLC (Sun Cal Companies)

Address: 410 Grand Cypress, Suite 201
Palmdale, CA 93551

Project Title: Vesting Tentative Tract Map (VTTM) 51604, 51605, 51607,
52093, and 52116 Time Extension (TE)


Description of Project: Request for discretionary time extensions for five (5) Vesting
Tentative Tract Maps (VTTM) to subdivide 102.7 acres into
517 single family detached lots (minimum lot sizes range
from 5,000 square feet to 7,000 square feet), that includes
nineteen (19) open space/ landscaping lots, three (3)
recreational lots, one (1) green belt lot and one (1) lot for
park access

Project Location: Approximately 2,700 feet south of Elizabeth Lake Road and
west of 35th Street West within Planning Area 5 of the Ritter
Ranch Specific Plan

Vesting Tentative Tract Map (VTTM) 51604, 51605, 51607, 52093, and 52116 were
approved by the Planning Commission of the City of Palmdale on January 17, 2008.
The Planning Commission found the proposal to be consistent with the project which
was reviewed under EIR 90-4 and certified by the City Council on February 27, 1992,
for the Ritter Ranch Specific Plan, encompassing property within the Application, in
compliance with the provisions of the California Environmental Quality Act, as
amended, and adopted a Mitigation Monitoring Program and a Statement of Overriding
Considerations for those impacts which could not feasibly be mitigated to a level of
insignificance.

The document is on file and available for review at the City of Palmdale, Planning
Department, 38250 Sierra Highway, Palmdale, California 93550.

Dated: 1-31-08


Asoka Herath, Director of Planning
City of Palmdale

FILED

FEB 05 2008

DEAN C. LOGAN, ACTING CO. CLERK


L. ARTERBERRY DEPUTY

THIS NOTICE WAS POSTED
ON FEB 05 2008
UNTIL MAR 06 2008
REGISTRAR-RECORDER/COUNTY CLERK

08 0028873



STATE OF CALIFORNIA- THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT
DFG 733.58 (8/01)

94040010
1668

Lead Agency: Palmdale Date: 3/6/92

County/State Agency of Filing: LA County Document No.:

Project Title: Spec. Plan 84-02, General Plan Amend. 91-37 & 38, Ord. 89-72

Project Applicant Name: Little Oh Assoc (Molly Cook) Phone Number: 647-0138

Project Applicant Address: 349 W. Shoreline Blvd Palmdale CA 93551

Project Applicant (check appropriate box): Local Public Agency School District Other Special District
State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$330.00	\$	<u>850-</u>
<input type="checkbox"/> Negative Decision	\$1,250.00	\$	
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$950.00	\$	
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$	
<input type="checkbox"/> Project that is exempt from fees		\$	
TOTAL RECEIVED		\$	<u>875.00</u>

Signature and title of person receiving payment: [Signature]

FIRST COPY-PROJECT APPLICANT SECOND COPY-DWG/FIRM THIRD COPY-LEAD AGENCY FOURTH COPY-COUNTY/STATE AGENCY OF FILING

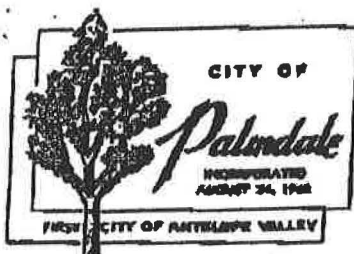


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94040010



CITY OF PALMDALE

38300 NORTH SIERRA HIGHWAY, PALMDALE, CALIFORNIA 93550
AREA CODE 805/273-3162

Wm. J. "Pete" Knight
MAYOR
Joseph P. "Joe" Davies, Jr.
MAYOR PRO TEM
Joni C. Hamm
COUNCILMEMBER
James C. Leonard, Jr.
COUNCILMEMBER
James A. Roof
COUNCILMEMBER

February 28, 1992

CERTIFIED MAIL

RETURN RECEIPT REQUESTED

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

Re: Notice of Determination for Environmental Impact Report 90-04 for the Ritter Ranch Specific Plan 89-02, General Plan Amendment 91-3A and 3B, Prazone 89-12 and the Annexation of 11,072 acres of territory into the City of Palmdale.

Dear Sir or Madam:

Please process the attached documents with the appropriate check attached and return verification to:

City of Palmdale
Planning Department
38306 9th Street East
Palmdale, CA 93550
Attn: Sonja Wilson

Thank you for your cooperation.

Very truly yours,

Sonja Wilson
Sonja Wilson, Senior Planner

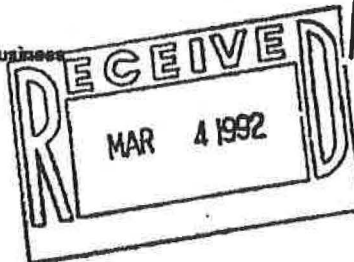
SW/cs/wp/8157
Attachments

CHO 1676

06 0021510

United States Postal Service

Official Business



PENALTY FOR PRIVATE USE, \$300

Print your name, address and ZIP Code here

FIR 90-04 (RTR)
Plan 89-02
91-3A + 3B
89-12

City of Palmdale
Planning Dept.
38306 9th Street East
Palmdale, Ca 93550
Attn: Lynn O'Brien

SENDER: • Complete items 1 and/or 2 for additional services. • Complete items 3, and 4a & b. • Print your name and address on the reverse of this form so that we can return this card to you. • Attach this form to the front of the mailpiece, or on the back if space does not permit. • Write "Return Receipt Requested" on the mailpiece next to the article number.		I also wish to receive the following services (for an extra fee): 1. <input type="checkbox"/> Addressee's Address 2. <input type="checkbox"/> Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: County of Los Angeles 11111 Palmdale, Ca 93512		4a. Article Number: 11076	
4b. Service Type: <input type="checkbox"/> Registered <input type="checkbox"/> Insured <input checked="" type="checkbox"/> Certified <input type="checkbox"/> COD <input type="checkbox"/> Express Mail (Requires Receipt for Merchandise)		7. Date of Delivery: MAR 02 1992	
5. Addressee's Address: Signature (Agent): [Signature]		8. Addressee's Address (Only if requested and fee is paid)	

ORIGINAL REC'D
L.A. COUNTY CLERK

NOTICE OF DETERMINATION

MAR 06 1992
By 

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

Applicant: Ritter Park Associates
Address: 849 West Palmdale Boulevard
Palmdale, CA 93551
Case: EIR 90-04 (Ritter Ranch Specific Plan
EIR)

Description of Project: Specific Plan 89-02, General Plan
Amendment 91-3A and 3B, Prezone 89-12
and the Annexation of 11,072 acres of
territory into the City of Palmdale:
The Ritter Ranch Specific Plan allows
for the development of 7200
residential units, 73 acres of
commercial uses, seven schools, and a
number of parks on approximately
10,625 acres. Of that acreage, the
Specific Plan sets aside approximately
7,500 acres of open space. The
General Plan Amendments and Prezone
support the proposed Specific Plan.
The annexation covers an additional
447 acres adjacent to the Specific
Plan Area; however, no development is
proposed on these parcels at this time.

Location: The project is generally bounded by
Elizabeth Lake Road to the north, the
alignment of Avenue T and the Sierra
Pelona ridgeline to the south, the
alignment of 40th Street West to the
east and Bouquet Canyon Road to the
west.

The Environmental Impact Report was certified by the City
Council of the City of Palmdale on February 27, 1992. It has
been determined that the project will have a significant effect
on the environment in the following areas: significant landform
modifications, seismically induced ground shaking, air quality
impacts, traffic and circulation impacts, impacts to library
services, impacts to radio communications, impacts to
maintenance facilities, alteration of natural drainage
patterns, loss of biological resources, cumulative increase in
noise levels, impacts to aesthetics, loss of existing open
space, and individual and cumulative impacts to police
services, schools, water, and solid waste service. The City
Council adopted a Statement of Overriding Considerations for
the project in compliance with the provisions of the California

NOD EIR 90-04
Page 2

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

Dated: February 28, 1992



Molly Eggh, Director of Planning
City of Palmdale

wp4638

06 0021510

1/1/92



COUNTY OF LOS ANGELES
REGISTRAR-RECORDER/COUNTY CLERK

12400 E. IMPERIAL HWY.-P.O. BOX 53592, NORWALK, CALIFORNIA 90650 - 562-462-2177

DEAN C. LOGAN, Acting
 Registrar-Recorder/County Clerk

RECEIVED

FEB 08 2008

PLANNING DEPT

Please resubmit enclosed documents with necessary correction(s) for processing

1. Please submit notice in appropriate form, see attached for example.
2. Original signatures are required on both notice and No Effect Form from the Dept. of Fish & Game when submitted.
3. A legible copy of notice/No Effect Form from the Dept. of Fish & Game is needed for processing.
4. Notice is incomplete the incomplete portions are highlighted for your convenience.
5. There is a posting fee in the amount of \$50.00 for each notice submitted.
6. We do not accept checks dated more than 90 days from the due date of issuance.
7. Please make check/money order payable to the Los Angeles County Clerk.
8. There is a \$1,876.75/\$2,606.75 fee required to process your NOD as submitted. However, if the project was found to be exempt, resubmit the enclosed NOD along with an original signed No Effect Form from the Department of Fish & Game and a check made payable to the Los Angeles County Clerk's office in the amount of \$50.00.
9. Please provide an actual copy of your notice for processing.
10. Check/Money Order is not signed.
11. Check/ Money Order was sent without documents.
12. The bulk of your notice has been held up at our office due to a lack of postage. A prepaid postage envelope in the amount of \$10.00 must be provided within 30 days from due date of this notice, if you would like for your notice to be returned.
13. We do not accept checks with any alterations. Please resubmit a new check.
14. Other: Fee was only \$50 sending other 4 checks back

NOTE: Please include the following to ensure prompt processing & return:

- A) original signatures on notices and exemption from Dept. of Fish & Game
- B) two copies of notice if applicant/agency would like to receive a stamped copy before the posting period(s) end
- C) two return addressed envelopes
- D) please send back to the address shown above

DEAN C. LOGAN, Acting
 Registrar-Recorder/County Clerk

DA
 L. Arterberry Deputy
2-6-08
 Date

Received check # 1968, 1969, 1970, 1966
 On 2/12/08
 H... ..



STATE OF CALIFORNIA - THE RESOURCE AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT

26280

Lead Agency: City of Palmdale Date: 2-6-08

County/State Agency of Filing: LACC Document No.:

Project Title: VTTM 0104 0105 0109 0193 02116 (TE)

Project Applicant Name: A. Oka Herath

Project Applicant Address: 38250 Sierra Highway

City: Palmdale State: CA Zip Code: 93550 Phone Number: ()

Project Applicant (check appropriate box):

- Local Public Agency School District Other Special District State Agency Private Entity

Check Applicable Fees

- Environmental Impact Report \$2500.00 \$ _____
- Negative Declaration \$1800.00 \$ _____
- Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$ _____
- Projects Subject to Certified Regulatory Programs \$850.00 \$ _____
- County Administrative Fee \$50.00 \$ 50
- Project that is exempt from fees
- Notice of Exemption
- DFG No Effect Determination (Form Attached)

TOTAL RECEIVED \$ 50

Signature and title of person receiving payment: L. A. Tubery

WHITE-PROJECT APPLICANT YELLOW-DFG/ASB PINK-LEAD AGENCY GOLDENROD-COUNTY CLERK