

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Conditional Use Permit 23-005 and Site Plan Review 22-010Lead Agency: City of PalmdaleContact Name: Brenda Magaña, Planning ManagerEmail: bmagana@cityofpalmdale.orgPhone Number: 661-267-5293Project Location: Palmdale / Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

A request to develop two parcels in the Visitor Commercial (VC) zone totaling approximately two acres with a 4,988 square-foot convenience store, a fueling station and a 5,400 square-foot drive-through restaurant located at the southwest corner of Avenue O and 10th Street West (APNs: 3005-010-025 and -026). An Alcoholic Beverage Control (ABC) license Type 20 for the sale of beer and wine in the convenience store will be requested. Off-site roadway improvements along 10th Street West and Avenue O are planned for better traffic control. There are no Western Joshua trees on site.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

In compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the convenience store, fueling station, and underground fuel tanks are considered a project and would have to go through the environmental review process prior to approval and adoption by the City. In accordance with the CEQA guidelines, an Initial Study (IS) was prepared, which determined that while environmental impacts would occur with the implementation of the convenience store, a fueling station and drive-through restaurant, the environmental impacts would be reduced to less than significant levels with the implementation of mitigation measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Biological Resources: The biological report for this project site indicated no sensitive plant or wildlife species were observed (Wolfe 2022, Appendices B and C). The report does indicate the potential for burrowing owls, some species of migratory birds or other sensitive species to potentially move into the project site. Mitigation measures to avoid impacts to any sensitive species were developed within the biological report and have been included in the MMRP (Appendix D). Mitigation measures recommended by the biological report are more than sufficient to ensure no substantial adverse effects would occur due to this project (Appendix D).

Cultural Resources: No adverse change would be expected. A Cultural Resources Report was completed for the project site (Hudlow 2022, Appendix E). There was no observation of any historical resources on the project site. The Records Search returned with a negative finding for cultural resources. However, mitigation measures will be employed in the event resources or remains are discovered during construction. These measures are listed in the MMRP (Appendix D). In addition, no indication of human remains was observed on the project site. See b) above. Mitigation measures will be employed in the event resources or remains are discovered during construction. These measures are listed in the MMRP (Appendix D).

The project will apply National Pollutant Discharge Elimination System (NPDES) best management practices to ensure water quality standards and waste discharge requirements are met. The required Stormwater Pollution Prevention Plan (SWPPP) further ensures no violations would occur. An underground detention system, catch basin, pumps, and filters to clean and remove water during a storm event will be constructed for the project (Duke Engineering 2022a). Mitigation measures to be applied are listed in MMRP (Appendix D).

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife, Region 5