



PALMDALE

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NOTICE OF INTENT TO ADOPT AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Pursuant to Title 14 of the California Code of Regulations, Sections 15072 and 15073, as amended to date, this is to advise that the City of Palmdale, which is the lead agency overseeing this project, has completed a Mitigated Negative Declaration for the proposed project described below.

Project No.: General Plan Amendment 23-0003, Zone Change 23-0003, Tentative Parcel Map 84001, Conditional Use Permit 22-006, and Site Plan Review 22-007

Project Location: Northwest corner of 25th Street East and East Avenue R, City of Palmdale, County of Los Angeles (APNs 3018-028-023, -052, -053, and -054)

Project Description: Beyond Food Mart, Inc. (Applicant) is requesting the approval of a General Plan Amendment and Zone Change, Tentative Parcel Map, a Conditional Use Permit, and Site Plan Review to construct and operate a ten-island fueling station, a 7,258-square-foot grocery store, and a 2,127-square-foot drive-through carwash. The Project Site consists of four parcels totaling approximately 5.6 acres and is located on the northwest corner of the intersection of 25th Street East and East Avenue R. The TPM would subdivide the Project Site into two parcels. Development of the Proposed Project would occur only on the approximately 110,657-square-foot eastern parcel. Access to the Proposed Project will be provided by two 40-foot driveways, one along 25th Street East and the other along East Avenue R. Uses proposed for the Project Site include a passenger car gasoline fueling station to be composed of eight fueling islands to include 16 fueling positions.

Public Review Period: The Initial Study / Mitigated Negative Declaration is available for public review and comment pursuant to the California Code of Regulations, Title 14, Sections 15072 and 15073 (California Environmental Quality Act). All comments must be submitted in writing to the address below. Please refer to this project by the file/index number listed above. If you have no comment, no reply is necessary. The City of Palmdale does not limit public comments to only the circulation period. Comments can be submitted for consideration up until final action is taken by a vote of the approving authority. The review period has not been shortened pursuant to Section 15105 of the California Environmental Quality Act (CEQA) Guidelines. The comment period during which the City will receive comments on the Initial Study / Mitigated Negative Declaration is:

Starting Date: October 14, 2024

Ending Date: November 14, 2024

Public Hearing: The City of Palmdale Planning Commission is tentatively scheduled to make a decision regarding this project and the associated Initial Study / Mitigated Negative Declaration on January 9, 2025, in the City Hall Council Chamber at 38300 Sierra Highway, Suite B, Palmdale, California, at 7:00 p.m.

Responses and Comments: Please send your written comments to:

Brenda Magaña, Planning Manager
City of Palmdale
Economic and Community Development Department – Planning Division
38250 Sierra Highway
Palmdale, California 93550
Phone (661) 267-5293 | FAX (661) 267-5233
Email: bmagana@cityofpalmdale.org

Document Availability: Copies of the application, maps, plans, environmental documents, and other pertinent materials related to this application are available for public review at the Planning Division (38250 Sierra Highway) from 7:30 am to 6:00 pm Monday through Thursday. In addition, environmental documents are also available for review at the Palmdale City Library (700 East Palmdale Boulevard), Parks and Recreation Department (38260 10th Street East), and City Hall (38300 Sierra Highway, Suite A). Additional information is also available on the City website at www.cityofpalmdale.org.



Brenda Magaña
Planning Manager



Date