

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** General Plan Amendment 23-0003, Zone Change 23-0003, Tentative Parcel Map 84001, Conditional Use Permit 22-006, Site Plan Review 22-007

Lead Agency: City of Palmdale Contact Person: Brenda Magaña

Mailing Address: 38250 Sierra Highway Phone: 661-267-5293

City: Palmdale Zip: 93550 County: Los Angeles

**Project Location:** County: Los Angeles City/Nearest Community: Palmdale

Cross Streets: 25th Street East and Avenue R Zip Code: 93550

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 5.6

Assessor's Parcel No.: 3018-028-023, -052, -053, -054 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.)  Other: \_\_\_\_\_  
 Early Cons  Neg Dec  Mit Neg Dec

NEPA:  NOI  EA  Draft EIS  FONSI

Other:  Joint Document  Final Document  Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 9,385 Acres 2.5 Employees 20  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Tribal Cultural Resources / Mandatory Fill

**Present Land Use/Zoning/General Plan Designation:**

Mixed Use 2 (MU 2)

**Project Description:** (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>State Mining and Geology Board</u>
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date October 14, 2024 Ending Date November 14, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Lilburn Corporation</u>	Applicant: <u>Beyond Food Mart</u>
Address: <u>1905 Business Center Drive</u>	Address: <u>4300 Edison Avenue</u>
City/State/Zip: <u>San Bernardino, CA 92408</u>	City/State/Zip: <u>Chino, CA 91710</u>
Contact: <u>Cheryl A. Tubbs</u>	Phone: <u>760-810-8548</u>
Phone: <u>909-890-1818</u>	

Signature of Lead Agency Representative: Megan Lygat for Brenda Magaña Date: 10/14/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.