



---

## State Water Resources Control Board

### Division of Drinking Water

November 5, 2024

Ms. Brenda Magaña, Manager  
Planning Division  
City of Palmdale  
38250 Sierra Highway  
Palmdale, CA 93550

Dear Ms. Magaña:

**SCH NO. 2024100683: CEQA COMMENTS FOR GENERAL PLAN AMENDMENT AND ZONE CHANGE 23-0003, TENTATIVE PARCEL MAP 84001, CONDITIONAL USE PERMIT 22-006, AND SITE PLAN REVIEW 22-007**

The State Water Resources Control Board, Division of Drinking Water (Division) is the regulatory agency for the water system number 1910102, Palmdale Water District (PWD) that provides drinking water at the proposed project location at 25<sup>th</sup> Street and East Avenue R in the City of Palmdale (City). The Division reviewed the Notice of Intent (NOI) of a project posted on October 16, 2024 at the California Environmental Quality Act (CEQA) website with SCH Number 2024100683. The project consists of the construction of a ten-island fueling station, a 7,258-ft<sup>2</sup> grocery store, and a 2,127-ft<sup>2</sup> drive-through car wash by Michael Ramirez of Beyond Food Mart (project applicant) and Lilburn Corporation (consultant). We would like to offer the following comments:

1. The City/project applicant must coordinate the project construction with PWD to ensure that new water mains and service laterals are in compliance with the Water Main Separation requirements of Chapter 16, California Waterworks Standards, Title 22 of the California Code of Regulations (CCR). The City must submit project construction plans to PWD for review and concurrence.
2. The City/project applicant must ensure that adequate backflow protection is provided to any structure that may pose any possible cross-connection risks to the potable water distribution mains. Please contact PWD for these cross-connection control requirements.

---

E. JOAQUIN ESQUIVEL, CHAIR | EILEEN SOBECK, EXECUTIVE DIRECTOR

If you have any questions regarding this matter, please contact Milagros Alora at (818) 551-2026 or me at (818) 551-2022.

Sincerely,



Dmitriy Ginzburg, P.E.  
District Engineer  
Hollywood District

Enclosure: NOI for the Project

cc: Dennis Lamoreaux  
General Manager  
Palmdale Water District  
2029 East Avenue Q  
Palmdale, CA 93550

Joseph Marcinko  
Operations Manager  
Palmdale Water District

Mr. Dan Bacani  
Cross-Connection and Water Pollution Control Program  
County of Los Angeles Department of Public Health  
Environmental Protection Branch

State Clearinghouse

**Enclosure**



# PALMDALE

*a place to call home*

## 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 25<sup>th</sup> 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 25<sup>th</sup> 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 25<sup>th</sup> 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](mailto: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 10<sup>th</sup> Street East), and City Hall (38300 Sierra Highway, Suite A). Additional information is also available on the City website at [www.cityofpalmdale.org](http://www.cityofpalmdale.org).



Brenda Magaña  
Planning Manager



Date

# General Plan Amendment 23-0003, Zone Change 23-0003, Tentative Parcel Map 84001, Conditional Use Permit 22-006, and Site Plan Review 22-007

## Summary

**SCH Number**

2024100683

**Lead Agency**

City of Palmdale

**Document Title**

General Plan Amendment 23-0003, Zone Change 23-0003, Tentative Parcel Map 84001, Conditional Use Permit 22-006, and Site Plan Review 22-007

**Document Type**

MND - Mitigated Negative Declaration

**Received**

10/16/2024

**Present Land Use**

Mixed Use 2 (MU 2) / Mixed Use 2 (MU 2)

**Document 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.

---

## Contact Information

**Name**

Brenda Magana

**Agency Name**

City of Palmdale

**Job Title**

Planning Manager

**Contact Types**

Lead/Public Agency

**Address**

38250 Sierra Highway  
Palmdale, CA 93550

**Phone**

(661) 267-5293

**Email**

bmagana@cityofpalmdale.org

**Name**

Cheryl A. Tubbs

**Agency Name**

Lilburn Corporation

**Job Title**

Vice President

**Contact Types**

Consulting Firm

**Address**

1905 Business Center Drive  
San Bernardino, CA 92408

**Phone**

(909) 890-1818

**Email**

cheryl@lilburncorp.com

**Name**

Michael Ramirez

**Agency Name**

Beyond Food Mart

**Job Title**

Project Applicant

**Contact Types**

Project Applicant

**Address**

4300 Edison Avenue  
Chino, CA 91710

**Phone**

(760) 810-8548

**Email**

mramirez@beyondfoodmart.com

---

## Location

**Cities**

Palmdale

**Counties**

Los Angeles

**Regions**

Citywide

**Cross Streets**

25th Street East and East Avenue R

**Zip**

93550

**Total Acres**

5.6

**Parcel #**

3018-028-023, -052, -053, -054

---

## Notice of Completion

**State Review Period Start**

10/16/2024

**State Review Period End**

11/14/2024

**State Reviewing Agencies**

California Department of Conservation (DOC), California Department of Fish and Wildlife, South Coast Region 5 (CDFW), California Department of Parks and Recreation, California Department of Toxic Substances Control (DTSC), California Department of Transportation, District 7 (DOT), California Department of Transportation, Division of Aeronautics (DOT), California Department of Transportation, Division of Transportation Planning (DOT), California Department of Water Resources (DWR), California Highway Patrol (CHP), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Public Utilities Commission (CPUC), California Regional Water Quality Control Board, Lahontan Victorville Region 6 (RWQCB), California State Lands Commission (SLC), Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of



Drinking Water, District 15, State Water Resources Control Board, Division of Drinking Water, District 16, State Water Resources Control Board, Division of Drinking Water, District 22, State Water Resources Control Board, Division of Drinking Water, District 7, State Water Resources Control Board, Division of Financial Assistance

**Development Types**

Commercial (Sq. Ft. 9385, Acres 2.5, Employees 20)

**Local Actions**

General Plan Amendment, Site Plan, Rezone, Use Permit, Land Division (Subdivision, etc.)

**Project Issues**

Biological Resources, Cultural Resources, Geology/Soils, Mandatory Findings of Significance, Noise, Tribal Cultural Resources

**Public Review Period Start**

10/14/2024

**Public Review Period End**

11/14/2024

---

## Attachments

**Draft Environmental Document [Draft IS, NOI\_NOA\_Public notices, OPR Summary Form, Appx,]**

Appendix A CalEEMod for Existing Zoning PDF 929 K

Appendix B CalEEMod for Proposed PDF 738 K

Appendix C HRA 9 PDF 1007 K

Appendix D BRA\_Beyond Palmdale PDF 7523 K

Appendix E Phase I Arch Report PDF 5364 K

Appendix F Soils report PDF 3850 K

Appendix G Paleo Assessment 6 PDF 3080 K

Appendix H Phase I ESA 4 PDF 9623 K

Appendix I Prelim Hydro\_updated May 2024 PDF 24623 K

Appendix J Noise Study 9 PDF 8622 K

Appendix K TIA 11 PDF 28033 K

Appendix L Trip Generation Comparison PDF 2035 K

Appendix M VMT Screening 6 PDF 759 K

Appendix N Palmdale Beyond Sewer Demand Study PDF 5673 K

Beyond Palmdale Initial Study Oct PDF 4370 K

Notice of Intent PDF 978 K

Summary Form PDF 803 K

**Notice of Completion [NOC] Transmittal form**

Notice of Completion PDF 1136 K

**Disclaimer:** The Governor’s Office of Planning and Research (OPR) accepts no responsibility for the content or accessibility of these documents. To obtain an attachment in a different format, please contact the lead agency at the contact information listed above. For more information, please visit [OPR’s Accessibility Site](#).