

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: GPA 23-0003, ZC 23-0003, TTM 84001, CUP 22-006 and Site Plan Review 22-007

Lead Agency: City of Palmdale

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Project Location: Palmdale Los Angeles
City *County*

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

Beyond Food Mart, Inc. (Applicant) is requesting the approval of a General Plan Amendment (GPA) and Zone Change (ZC), Tentative Parcel Map (TPM), a Conditional Use Permit (CUP) and Site Plan Review (SPR) 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 (see Figures 2 and 3 for Regional Location and Site Vicinity). 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.

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

The Project Site and immediate surrounding area contain habitat suitable for nesting birds. Several birds were seen or heard during the survey. Therefore, Mitigation Measure BIO-1 shall be implemented in order to avoid significant impacts to nesting birds. Cultural resources have the potential for occurring anywhere. Therefore, Mitigation Measure CR-1 is required as a condition of project approval to reduce these potential impacts associated with unanticipated finds to a level below significant. The potential for the discovery of human remains would be addressed by Mitigation Measure CR-2. The existence of potentially fossiliferous Holocene to Pleistocene-aged young alluvial fan deposits are mapped at the surface of the Project Site. A Paleontological Resource Impact Mitigation Program shall be implemented to ensure that impacts to potential paleontological resources are reduced to a less than significant level (Mitigation Measures GEO-1 to GEO-4). The Proposed Project may increase ambient noise levels by up to 11.7 dBA CNEL at the northern property line shared with multiple family residential development. With implementation of Mitigation Measure N-1, the increase in ambient noise levels would be less than one dB. During AB52/SB18 Consultation, the Cultural Resources Management Division of the Fernandeno Tataviam Band of Mission Indians requested that Mitigation Measures TCR-1 to TCR-3 be implemented.

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

None at this time.

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

Antelope Valley Air Quality Management District
Los Angeles County Fire Department
Los Angeles County Waterworks District