



PALMDALE

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NOTICE OF INTENT TO ADOPT A 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 23-0002, Zone Change 24-0003, Conditional Use Permit 24-0001, Site Plan Review 24-0005, and Development Agreement 24-0007

Project Location: The proposed Project site is located on a 6.09-acre site (APN: 3004-016-032) at the Project located north of Avenue S and approximately 180 feet west of SR-14, in the city of Palmdale, County of Los Angeles, California. The City is located in northern Los Angeles County, in the Antelope Valley region of southern California. The Angeles National Forest and the San Gabriel Mountain range are located to the south and southeast. The San Gabriel Mountain range is part of the Transverse Ranges and lies between the Los Angeles Basin and the Mojave Desert. The city of Los Angeles is located approximately 37 miles to the south and Lake Palmdale is approximately over 9,000 feet to the southeast of the site. Regional access to the Project site is from Interstate 5 (I-5) located over 22 miles to the southwest and I-15 is located over 44 miles to the east. Exhibit 2 shows the regional location of the proposed Project site.

Project Description: The proposed Project would include the construction of 24 fuel pumps, air pump station, two underground fuel storage tanks, an approximately 5,600 square foot convenience store with an outdoor patio space, a generator, on-site alternative waste water treatment system, and a covered trash enclosure. The proposed Project would also include 39 parking spaces; two of the 39 spaces are designated ADA parking, one of which is van-accessible. Access to the site would be provided along Avenue S.

Public Review Period: The Mitigated Negative Declaration is available for public review and comment pursuant to 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 Mitigated Negative Declaration is:

Starting Date: October 28, 2024

Ending Date: November 26, 2024

Public Hearing: The City of Palmdale Planning Commission is tentatively scheduled to make a decision regarding this project and the associated Mitigated Negative Declaration on February 13, 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 (827 East Avenue Q-9), 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

10/28/24
Date