



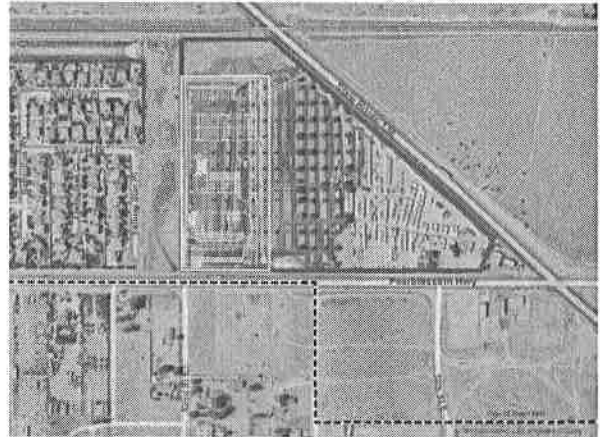
PALMDALE
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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 Name: Pilot Travel Center (TPM 83189, CUP 21-001 and SPR 21-001)

Project Location: The Project site consists of an approximately 28-acre parcel generally located north of Pearblossom Highway and west of Fort Tejon Road/Highway 138 in the City of Palmdale.



Project Description: The Project proposes a Tentative Parcel Map (TPM) to subdivide the existing 28-acre parcel into three parcels. An approximately 9-acre western parcel is proposed to be developed with a Pilot Travel Center. With the exception of the proposed roadway improvements, the other two parcels would remain unchanged at this time. The proposed Pilot Travel Center would involve the development of fueling facilities, travel amenities, restaurants, and parking facilities for passing motorists and commercial truck operators. Off-site roadway improvements would include widening Pearblossom Highway to its ultimate half-width right-of-way from the proposed Pilot Travel Center site's western property line to the proposed travel center's easterly property line and providing a one-way access from Fort Tejon Road/Highway 138 via a right turn pocket.

Environmental Review: In compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the Pilot Travel Center is considered a project and would have to go through the environmental review process prior to approval and adoption by the City. In accordance with the CEQA Guidelines, an Initial Study (IS) was prepared, which determined that while environmental impacts would occur with implementation of the Pilot Travel Center, the environmental impacts would be reduced to less than significant with the implementation of mitigation measures.

Public Review Period: The IS/Mitigated Negative Declaration (MND) is available for public review and comment pursuant to California Code of Regulations, Title 14, Sections 15072 and 15073 (CEQA). All comments must be submitted in writing to the address below. The comment period during which the City will receive comments on the Initial Study/ Mitigated Negative Declaration is set for:

Starting Date: March 4, 2021

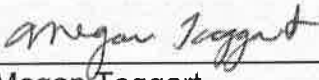
Ending Date: April 2, 2021

Public Hearing: The City of Palmdale Planning Commission is scheduled to make a decision regarding this project and the associated MND on April 8, 2021, in the City Council Chambers at 38300 Sierra Highway, Palmdale, California, 93550 at 7:00 p.m.

Responses and Comments: Please send your written comments to:

Megan Taggart, Planning Manager
City of Palmdale, Department of Economic and Community Development
38250 Sierra Highway
Palmdale, California 93550
Phone (661) 267-5200, FAX (661) 267-5233
Email: mtaggart@cityofpalmdale.org

Document Availability: Copies of the draft IS/MND and other pertinent materials related to this project are available for public review at the Planning Division (38250 Sierra Highway) from 7:30 am to 6:00 pm Monday through Thursday. Due to Covid-19 pandemic, a hard copy of the IS/MND may not be accessible at Palmdale City Library (700 East Palmdale Boulevard, Palmdale, CA 93550). However, the IS/MND document will be made available on the City's website at www.cityofpalmdale.org/planning.



Megan Taggart
Planning Manager

March 2, 2021

Date