

NOTICE OF INTENT

TO ADOPT A MITIGATED NEGATIVE DECLARATION

June 9, 2020

Notice is hereby given that the City of Beaumont has completed an Initial Study and Mitigated Negative Declaration of the following described project at the following location:	
Lead Agency:	City of Beaumont Planning Department 550 East Sixth Street Beaumont, California 92223
Project Name:	Oak Valley Parkway and Interstate 10 Commercial Development Project
Project Numbers:	CUP2018-0021 & PP2018-0119
Project Description:	The project is a commercial development on an approximately 3.03-acre that would involve construction of an 18-pump fuel-station; a 3,800 square-foot convenience store; a 1,500 square-foot car wash; and a 4,000 square-foot restaurant with a drive-through. The convenience store, car wash, and gas station are proposed to be developed on Parcel 1 while the restaurant with a drive-through and a water quality basin are proposed to be developed on Parcel 2. The project would provide a total of 56 parking spaces. Desert Lawn Drive would be realigned and the renamed, Desert Lawn South, would be constructed along the southern border of the proposed developed areas of the project site, curving up into Parcel 2 to align with the existing Desert Lawn Drive configuration on the northeast corner of the project site. A water quality retention basin is proposed to be developed on the southeast side of the project site, just south of the Desert Lawn Drive realignment. A conservation easement would be located within the southeastern corner of the project site, consisting of approximately 0.35 acres. The proposed project would not include development or disturbance within the conservation easement. Access to the project site would be provided via two driveways on Desert Lawn South.
Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	The project site is a vacant, 3.03-acre, lot at the southwest corner of the intersection of Oak Valley Parkway and the Interstate 10 (I-10) eastbound on-ramp. The site is located on Assessor’s Parcel Numbers (APN) 414-090-005 and 414-090-007.
This Initial Study was completed in accordance with the Lead Agency’s Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency’s Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.	
<input type="checkbox"/>	The Project site IS on a list compiled pursuant to Government Code section 65962.5.
<input checked="" type="checkbox"/>	The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
<input type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input checked="" type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State

Department of Transportation.		
<input checked="" type="checkbox"/> A scoping meeting WILL be held by the Lead Agency.		
<input type="checkbox"/> A scoping meeting WILL NOT be held by the Lead Agency.		
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:		
Date: July 14, 2020	Time: 6:00 p.m.	Location: City Hall, 550 E. 6th Street, Beaumont, California 92223 Note: Due to COVID restrictions the scoping meeting may be held virtually. Information for joining the virtual meeting will be posted on the City's website.
Copies of the Initial Study and Draft Mitigated Negative Declaration are on file and are available for public review at the Lead Agency's office, located at: https://www.beaumontca.gov/1125/Planning-Projects		
Please note that due to COVID restrictions hard copies of the Draft Mitigated Negative Declaration are not available at City offices or public libraries, which are temporarily closed for public health concerns.		
A thirty-day public review period for the Initial Study and Draft Mitigated Negative Declaration will commence on June 9, 2020 and conclude on July 9, 2020. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency (at the address above) prior to 5:00 PM on July 9, 2020. Comments of all Responsible Agencies are also requested.		

For additional information regarding this project, please contact:

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