



CITY OF BEAUMONT  
NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
SWC 8<sup>th</sup> Street and Highland Springs Ave.

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the SWC 8<sup>th</sup> Street and Highland Springs Ave. project.

**Project Title:** SWC 8<sup>th</sup> Street and Highland Springs Ave.

**Project No.:** PP2020-0276, CUP2020-0046, CUP2020-0047, PM2020-0007

**Project Location:** Southwest Corner of 8<sup>th</sup> Street and Highland Springs Ave.

**Project Description:** Evergreen Devco, Inc. ("Project Applicant") is proposing the development of a 3,500 square-foot quick service restaurant (QSR), a gas station with six fuel pumps with 12 fueling dispensers, and a 4,088 square-foot convenience store on a 2.08-acre parcel (APN 419-150-034) in the City of Beaumont. Site improvements will also include paved 88 parking spaces, lighting, landscaping, and a storm water retention basin. The site design also includes two (2) 20K-gallon underground storage tanks (USTs) and one (1) Healy Tank(s) (clean air separator). Access to the Project Site would be provided by a 35-foot driveway at 8<sup>th</sup> Street and a 35-foot driveway at Highland Springs Ave.

**Environmental Review and Public Comment:** The circulation of the Draft IS/MND is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**City of Beaumont  
Planning Department  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223**

You may obtain the document in electronic format at <https://www.beaumontca.gov/1125/Planning-Projects> or by emailing the Planner at [CKendrick@beaumontca.gov](mailto:CKendrick@beaumontca.gov). To request a PDF version of the document from the Planning Department database, please reference the project numbers above.

The comment period on the IS/MND closes on **August 28, 2020 at 5:00 PM**. Please submit comments to [CKendrick@beaumontca.gov](mailto:CKendrick@beaumontca.gov) or to:

Carole Kendrick, Senior Planner  
City of Beaumont  
Planning Department  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

**Intent to Consider Adoption of MND:** On September 8, 2020 at 6:00 pm, the Planning Department of the City of Beaumont will conduct a public hearing to consider adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to the California Environmental Quality Act (CEQA) and approval of a Conditional Use Permit. The hearing will be held in 550 E. 6<sup>th</sup> Street, Beaumont, California 92223.