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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: SWC 8th Street and Highland Springs Ave.

Lead Agency: City of Beaumont

Contact Name: Carole Kendrick

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Project Location: SWC 8th St & Highland Springs in the City of Beaumont, Riverside County

City *County*

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

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 with12 dispensers, and a 4,088 square-foot convenience store on a 2.08-acre parcel in the City of Beaumont. The Project Site is located on the southwest corner of Highland Springs Avenue and East 8th Street. The existing vacant parcel is described as Assessor's Parcel No. 419-150-034. The Project Site is currently vacant and will be split into two lots. Lot A will be in Parcel 2 and consist of a QSR with an attached drive-thru; Lot B will in Parcel 1 and consist of a gas station with six fuel pumps with twelve fueling dispensers, and a convenience store. The site design also includes two (2) 20K-gallon underground storage tanks (USTs) and one (1) Healy Tank(s) (clean air separator). An underground detention system with a minimum storage volume of 4,700 cubic feet is proposed for peak attenuation of storm flows. Access to the Project Site would be provided by a 35-foot driveway at 8th Street and a 35-foot driveway at Highland Springs Ave. The Proposed Project includes the installation of two (2) monuments illuminated signs, one in each frontage. Landscaping will be provided on the northern and eastern boundaries.

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

The Proposed Project does not have the potential to significantly adversely affect humans, either directly or indirectly, once mitigation measures are incorporated. Mitigation measures are necessary for Biological Resources, Cultural Resources, Geology/Soils, Hydrology/Water Quality, Noise and Transportation. The Proposed Project may be required to include a breeding bird survey to determine if nesting is occurring. In addition, a qualified archaeologist shall oversee excavations in the younger alluvial deposits during the first two days of ground disturbance. If the archaeologist determines it necessary, an archaeological monitoring program shall be implemented. If any bones are uncovered during the course of project-related ground disturbance and the archaeologist determines that it is likely human, all appropriate cultural resources and health and safety laws will be followed. To reduce anticipated expansion and collapse potential and to maintain proper surface drainage at all times to prevent on-site flooding, the recommendations in the Geotechnical Engineering Report shall be implemented. Deep excavations for utilities and underground storage tanks shall be monitored to detect and professionally collect any fossils uncovered to ensure no significant impacts to paleontological resources. Furthermore, the Project Proponent is required to implement all permanent, structural BMPs and Operations BMPs as listed in the final WQMP to be approved by the City. For transportation, improvements, as recommended in the TIA, should be incorporated into site design to minimize potential on-site/access impacts.

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

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

South Coast Air Quality Management District