



CITY OF BEAUMONT
NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
Beyond Convenience Store at SWC of Pennsylvania Avenue and Sixth Street

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 Beyond Convenience Store at SWC of Pennsylvania Avenue and Sixth Street project.

Project Title: Beyond Convenience Store at SWC of Pennsylvania Avenue and Sixth Street

Project No.: PP2019-0253, CUP2019-0042 and CUP2019-043

Project Location: Southwest corner of Pennsylvania Ave. and Sixth Street

Project Description: Beyond Food Mart, Inc. (Project Applicant) is requesting approval of two Conditional Use Permits to develop and operate an 8-island fueling station, a 5,185 square-foot convenience store to include the sale of beer and liquor, and an attached 1,404 square-foot drive-thru carwash in the City of Beaumont (APN:418-122-120). The fueling station would be composed of 8 fueling islands to include 16 fueling dispensers and two underground storage tanks (USTs) including a 30,000-gallon for storing unleaded fuel, and a 22,000-gallon split tank that would store 10,000 gallons of diesel and 12,000 gallons of unleaded premium fuel. A 6-foot tall concrete wall is proposed along the southern boundary of the Project Site. Access to the site would be provided by a 35-foot driveway at Pennsylvania Avenue and a 35-foot driveway at Sixth Street that would be shared with the adjacent Auto Zone store.

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. 6th 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. 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 **December 2, 2020 at 5:00 PM**. Please submit comments to CKendrick@beaumontca.gov or to:

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

Intent to Consider Adoption of MND: On December 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. 6th Street, Beaumont, California 92223.