



CITY OF BEAUMONT
NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
High Sands Car Wash Remodel and Retail Development

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 High Sands Car Wash Remodel and Retail Development project.

Project Title: High Sands Car Wash Remodel and Retail Development

Project No.: CUP2020-0049, PP2020-0280 & V2020-0088

Project Location: 655, 675, and 695 Highland Springs Avenue, between Sixth Street and Eighth Street

Project Description: High Sands, Inc. ("Project Applicant") is proposing the development of a drive-thru restaurant and an office building, and the remodel of an existing car wash on a 2.38-acre Project Site in the City of Beaumont. The Project Site is located on parcels having addresses of 655, 675, and 695 Highland Springs Avenue (APNs 419-150-026, -027 and -046). APN 419-150-046 is the location of an existing auto service building and a car wash. An additional 429 SF will be added to the existing car wash building area of 3,801 SF. No renovation of the existing auto service building is proposed. The proposed drive-thru restaurant will be 3,320 SF and the proposed office building will be one-story and 6,392 SF and are requesting a variance for reduced parking requirements. Access to the Project Site would be provided by a proposed 28-foot wide driveway off of Highland Springs Avenue along the northernmost parcel. This driveway will be restricted to right turn in/right turn out. The existing driveway on the developed parcel will be replaced with a 30-foot ADA compliant driveway. This driveway will be restricted to right turn in/right turn out.

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 **April 30, 2021 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 May 11th, 2021 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 and Plot Plan. The hearing will be held in 550 E. 6th Street, Beaumont, California 92223.