



CITY OF BEAUMONT
NOTICE OF INTENT (NOI) TO ADOPT AN INITIAL STUDY/MITIGATED
NEGATIVE DECLARATION
Pennsylvania Street Commercial Project

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 2nd Street Improvements Project.

Project Title: Pennsylvania Street Commercial Project

Project Location: The project site is located on Pennsylvania Avenue and is approximately 250 feet south from the intersection of Pennsylvania Avenue and 6th Street. The project site is comprised of two parcels designated by Riverside County Assessor Parcel Number (APNs): 418-112-021 and 418-160-006.

Project Description: The proposed project consists of the approvals approval of two Conditional Use Permits (CUP) and Plot Plan within the Downtown Mixed Use (DMX) and Sixth Street Mixed Use Zone (SSMU Zone) necessary to remove all existing vegetation on the project site to develop a gas station with 12 fueling positions that are covered with a canopy, a 3,400 square foot convenience store with an attached 1,292 square foot quick serve restaurant, and a 2,595 square foot automated car wash.

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 Pennsylvania Street Commercial Project.

The comment period on the IS/MND begins on December 22, 2022 and closes on January 21, 2023. Please submit comments to CKendrick@beaumontca.gov or to:

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

Intent to Consider Adoption of MND: On February 8, 2023 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). The hearing will be held in 550 E. 6th Street, Beaumont, California 92223.