



CITY OF BEAUMONT
NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Xenia Multi-Family Residential Project

Project Numbers: PP2022-0427, PM2022-0010
Tentative Parcel Map 38233
ENV2022-0021

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 Xenia Multi-Family Residential Project.

Project Title: Xenia Multi-Family Residential Project

Project Location: The Project Site is located near the southeast corner of Xenia Avenue and 8th Street in the City of Beaumont. The 10.93-acre Project Site is currently vacant. The Project Site comprises seven parcels: Assessor's Parcel Numbers (APN) 419-160-005, -024, 419-170-016, -017, -018, -022 and -027.

Project Description: The Proposed Project consists of constructing 16 apartment buildings, totaling 192 multi-family residential dwelling units, on approximately 10.93 acres. The residential structures would be two stories in height, of wood-framed construction, utilizing conventional shallow foundations and slab-on-grade. The Proposed Project would provide ancillary amenities such as a pool/recreation area, community club, and dog park. The Project also includes a water quality basin, parking/drive areas, underground utilities, and other improvements.

The Project includes actions necessary to annex approximately 9.08 acres of the 10.93-acre Project Site to the Beaumont-Cherry Valley Water District (BCVWD) via the Riverside Local Agency Formation Commission. The Project includes the preparation of a tentative parcel map which would depict that the following parcels would be merged and annexed into the BCVWD:

Parcel 1: APN: 419-170-022-6	Parcel 4: APN: 419-170-018-3
Parcel 1: Portion of APN: 419-170-027-1	Parcel 5: APN: 419-160-005-0
Parcel 2: APN: 419-170-016-1	Parcel 6: APN: 419-160-024-7
Parcel 3: APN: 419-170-017-2	

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/1313/Xenia-Apartments> or by emailing the Planner at CKendrick@beaumontca.gov.

The comment period for the IS/MND begins on September 13, 2023, and closes at 5:00 PM on October 13, 2023. Please submit comments in writing 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 October 25, 2023, at 6:00 pm, the City of Beaumont Planning Commission will conduct a public hearing to provide a recommendation to the City Council to consider adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to CEQA. On November 7, 2023, at 6:00 pm, the City of Beaumont City Council will conduct a public hearing to consider the adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to CEQA. The hearing will be held at the Beaumont Civic Center, 550 E. 6th Street, Beaumont, California 92223.