



CITY OF DESERT HOT SPRINGS
PUBLIC NOTICE OF AVAILABILITY &
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE
DECLARATION

Pierson Commercial Specific Plan

LEAD AGENCY: City of Desert Hot Springs
11999 Palm Drive
Desert Hot Springs, California 92240

CONTACT PERSON: Patricia Villagomez, Principal Planner, (760) 329-6411 ext. 243

PROJECT LOCATION: Northwest corner of Pierson Boulevard and Indian Canyon Drive.
Assessor's Parcel Number 664-080-017.

PROJECT DESCRIPTION: Beyond Food Mart, Inc. (Applicant) is requesting the approval of Pierson Commercial Specific Plan (Specific Plan) to construct and operate an 8-island fueling station, a 7,460 square-foot convenience store with a drive-thru for pre-packed food pick-up, a 1,790 square-foot drive-thru carwash, and a 2,000 square-foot quick service restaurant. The fueling station proposes both gas and hydrogen pumps. The northwest corner of the site will be covered with decomposed granite and will have perimeter landscaping. The Project Site consists of one approximately 3.99-acre parcel (Assessor's Parcel No. 664-080-017) located at the northwest corner of Pierson Boulevard and North Indian Canyon Road in the City of Desert Hot Springs. The Specific Plan establishes the building and development standards for the Project Site.

FINDINGS/DETERMINATION: The City has reviewed and considered the proposed project and has determined that no significant impacts will occur with implementation of the project's mitigation measures. The City hereby prepares and proposes to adopt a Mitigated Negative Declaration (MND) for this project.

PUBLIC REVIEW PERIOD: A 30-day public review period for the Draft Mitigated Negative Declaration will commence on August 14th, 2024, and end on September 13th, 2024, for interested individuals and public agencies to submit written comments on the document. Any written comments on the Mitigated Negative Declaration must be received at the above address within the public review period. In addition, you may email comments to the following address pvillagomez@cityofdhs.org. Copies of the Initial Study are available for review at the above address and on the City's website at <https://www.cityofdhs.org/public-hearing-notices>.