



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Negative Declaration (IS/ND) that identify and evaluate the environmental impacts of the below-named project.

Project Title: Wanis Gas Station and Convenience Store-George Wanis – Phelan/Pinon Hills

Project No.: P201700697

Project Location: The project is located at the intersection of Highway 138 and Beekley Road in an unincorporated portion of San Bernardino County within the community of Pinon Hills.

Assessor Parcel Numbers: 3066-191-04

Project Description: A Conditional Use Permit to establish a 6-island fueling station and convenience store on a 3.01-acre site, and a major variance to allow for the reduction of the west street side setback from 25 feet to 19 feet along Beekley Lane.

Environmental Review and Public Comment: The circulation of the Draft Negative Declaration\ Initial Study is to encourage written public comments. Interested persons can review the Draft IS/ND at the following physical location:

Land Use Services Department - Current Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Desert.aspx> or by emailing the Planner at anthony.deluca@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/ND begins on **April 17, 2019** and closes on **Tuesday, May 17, 2019 at 5:00 PM**. Please submit comments to anthony.deluca@lus.sbcounty.gov or to:

Anthony De Luca, Senior Planner
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave, First Floor
San Bernardino, CA 92415