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](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