

CITY OF BEAUMONT
NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI)
TO ADOPT
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
Beaumont Village Shopping Center 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 Beaumont Village Shopping Center Project.

Project Title: Beaumont Village Shopping Center Project

Project No.: TPM 37440, PP2019-0222, CUP2017-0010, CUP2019-0037, CUP2019-0038, and PM2019-0006

Project Location: 11867 Beaumont Avenue, on the northwest corner of Beaumont Avenue and Oak Valley Parkway

Project Description: Santiago Holdings, LLC ("Project Applicant") is proposing the subdivision of 2 assessor's parcels, totaling approximately 10 acres, into eight parcels. Of the eight parcels, seven parcels totaling approximately 7.16 acres, are intended for various commercial uses ("Project Site"); the eighth parcel, which will be known as Remainder Parcel, is to remain undeveloped. No change to the Remainder Parcel is proposed. Development of the seven parcels would be known as the Beaumont Village Shopping Center ("Proposed Project"). The Proposed Project is located entirely outside of the boundaries of Marshall Creek and Remainder Parcel (approximately 179,079 square-feet) would be left undeveloped to allow for a buffer between Marshall Creek and the Proposed Project. The Proposed Project includes three freestanding fast-food restaurants with drive-thru, a multi-tenant building for other small restaurants/retail uses with a drive-thru, a retail building, a car wash that uses a water recycling program, and a six-island/12 fuel dispenser fuelling station with convenience store. The fuelling station would include two, 20,000-gallon underground storage tanks (USTs), one single fuel tank and one split-fuel tank. It also includes a heavy enhanced vapor recovery system. The Project Application is for the approval of Commercial Tentative Parcel Map (TPM) 37440 and a Conditional Use Permit (CUP) to allow four of the parcels to operate drive-thrus. Additionally, the future operator of the proposed fuelling station at the southeastern corner will be requesting a separate CUP for the fuelling station, including the sale of alcohol and tobacco.

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 project numbers above.

The comment period on the IS/MND closes on **April 4, 2024, at 5:00 PM**. Please submit comments to CKendrick@beaumontca.gov or to:

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

Intent to Consider Adoption of MND: On April 10th, 2024, at 6:00 pm, the Planning Department of the City of Beaumont will conduct a public hearing to consider of a recommendation to the City Council adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to the California Environmental Quality Act (CEQA) and approval of a Conditional Use Permit, Tentative Parcel Map, and Plot Plan. The hearing will be held in 550 E. 6th Street, Beaumont, California 92223.

**The Press-Enterprise
Published: 3/5/24**