



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 fueling station with convenience store. The fueling station would include two, 20,000-gallon underground storage tanks (USTs), one single fuel tank and one split-fuel tank. It also includes a healy enhanced vapor recovery system. The Project Application is for the approval of Commercial Tentative Parcel Map (TPM) 37440 and Conditional Use Permits (CUP) to permit the convenience store and an ABC license.

**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. 6<sup>th</sup> 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](mailto: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 **May 3, 2024 at 5:00 PM**. Please submit comments to [CKendrick@beaumontca.gov](mailto:CKendrick@beaumontca.gov) or to:

Carole Kendrick, Senior Planner  
City of Beaumont  
Planning Department  
550 E. 6<sup>th</sup> Street  
Beaumont, CA 92223

**Intent to Consider Adoption of MND:** On May 8<sup>th</sup>, 2024 at 6:00 pm, the Planning Department of the City of Beaumont will conduct a public hearing to consider 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. 6<sup>th</sup> Street, Beaumont, California 92223.