



# NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT & PUBLIC SCOPING MEETING

**CEQA LEAD AGENCY:**

Carole Kendrick  
Planning Manager  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont CA, 92223

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING FOR THE ORCHARD LOGISTICS CENTER PROJECT, FOR PROPERTY ALONG STATE ROUTE 60 EAST OF WESTERN KNOLLS AVENUE IN THE CITY OF BEAUMONT**

As lead agency, the City of Beaumont (“City”) is publishing this Notice of Preparation (“NOP”) for a Draft Environmental Impact Report (“EIR”) in accordance with the requirements of the California Environmental Quality Act (“CEQA”), to evaluate the environmental impacts of the following proposed actions that together are referred to as the (“Project”):

- Approval of a Plot Plan.

In accordance with CEQA Guidelines Section 15082, the City has determined that an EIR is the appropriate environmental document for the Project. This NOP and an Initial Study are being circulated to obtain the views of you or your agency or organization as to the scope and content of the environmental information that is germane to your agency or organization’s responsibilities or interests in connection with the Project. If applicable, your agency may need to use this EIR when considering issuance of a permit or other approval for the Project. Information provided to the City during the NOP comment period will be used to shape and focus the analysis of environmental impact in the EIR.

**NOP COMMENT PERIOD:** The NOP public comment periods begins **July 20, 2022 and ends on August 18, 2022**. Pursuant to CEQA Guidelines Section 15082(b), the City invites you to submit written comments describing your specific environmental concerns, and if representing a public agency, please identify your specific areas of statutory responsibility. Please send your NOP comments to Carole Kendrick, Planning Manager, City of Beaumont City Hall, 550 East 6<sup>th</sup> Street,



Beaumont CA, 92223. Please include the name of the agency or organization (if applicable), address, email, and contact person in your correspondence. If you have any questions, please contact Carole Kendrick at (951) 769-8518 or via email at [CKendrick@beaumontca.gov](mailto:CKendrick@beaumontca.gov). Written comments are wanted at the earliest possible date, but due to the time limits mandated by State law, your response must be received by **August 18, 2022**.

A copy of the NOP and Initial Study are available for public review at the Planning Department at the City of Beaumont City Hall, 550 East 6<sup>th</sup> Street, Beaumont CA, 92223. However, because public access to City Hall is temporarily restricted, electronic copies are available on the City's Website: <https://www.beaumontca.gov/1276/Orchard-Logistics-Dowling-Ranch>.

**PUBLIC SCOPING MEETING:** Given the current COVID-19 crisis, and associated Federal, State and local orders for social distancing, this meeting will be conducted utilizing teleconference communications and will be recorded for live streaming as well as open to public attendance subject to social distancing and applicable health orders. This meeting will be available via live streaming and made available on the City's official YouTube webpage. Please use the following link during the meeting for live stream access: [BeaumontCa.gov/Livestream](https://www.beaumontca.gov/Livestream).

Public comments will be accepted by the following methods: 1) Written comments will be accepted via email and will be read aloud during the meeting. Comments can be submitted any time prior to the meeting as well as during the meeting up until the end of the scoping period. Please submit your comments to: [ckendrick@beaumontca.gov](mailto:ckendrick@beaumontca.gov) 2) Phone-in comments will be accepted by joining a conference line prior to or during the meeting, 3) In person comments subject to the adherence of the applicable health order and social distancing requirements.

The call-in number will be made available approximately 72 hours prior to the meeting and can be found through the meeting information link below. The meeting will be held at the following, date and time:

**Meeting Date/Time:** Wednesday, **August 3, 2022** at 5:30 PM

**Meeting Information Link:** <https://www.youtube.com/c/TheCityofBeaumont>

**EIR PROCESS:** Following the close of the NOP comment period, a Draft EIR will be prepared that will consider all NOP comments. In accordance with CEQA Guidelines Section 15105(a), the Draft EIR will be released for public review and comment for a required 45-day review public comment period. Following the close of the public comment period, the City will prepare a Final EIR, which will include a response to comments to the EIR received during the public comment period. The Final EIR will be used by the Planning Commission to consider the Project.



## **PROJECT SITE LOCATION AND SETTING:**

The Project site is an approximate 30.9-acre site located east of Western Knolls Avenue and south of the SR-60 Freeway, at 38021 SR-60 Freeway (Assessor's Parcel Number [APN] 417-020-070), in the City of Beaumont (See Figures 1, *Regional and Vicinity Map* and 2, *Aerial Photograph*). Regional access to the Project site is provided via the SR-60 Freeway at Potrero Boulevard and the SR-60 at Western Knolls Avenue to the west.

The Project site is developed with the former Dowling Fruit Orchard that includes an abandoned produce store and sheds on the northwestern corner of the site. Various types of fruit trees that are no longer cultivated or irrigated are present on the undeveloped portion of the Project site as well as disturbed plowed fallow land between plantings. Dowling Fruit Orchard is now closed and was formerly a family-owned business. Local access to the Project site is currently provided by Western Knolls Avenue to the west and Nicholas Road to the southeast.

## **PROJECT DESCRIPTION:**

The Project Applicant, Trammell Crow So Cal Development, Inc., on behalf of Orchard Logistics Venture, LLC, is seeking approval of a Plot Plan to redevelop the 30.9-gross acres site in the City of Beaumont. As shown in Figure 3, *Site Plan*, the Project is proposing to redevelop the Project site with one industrial warehouse building totaling 610,000 sf (including 10,000 sf of mezzanine) and related site improvements including landscaping, parking, and infrastructure facilities. Of the total building square footage, the Project would allocate 590,000 sf for warehousing/distribution and 20,000 sf for office uses (including 10,000 sf of mezzanine). A total of 96 truck dock doors are proposed, with 48 dock doors each along the western and eastern sides of the building.

Truck access to the Project site would be provided via a primary driveway on the southeast corner at Nicholas Road. Primary auto vehicle access would be provided at the southwest corner at the intersection of Prosperity Way and Distribution Way, with emergency vehicle access at the northwest corner at the intersection of Western Knolls Avenue and SR-60. Parking will include 304 standard parking stalls, 7 ADA parking stalls, 1 Van ADA parking stall, and 114 truck trailer parking spaces. Automotive parking stalls would be located to the south, west, north, and east of the proposed building.

Water service to the Project site would be provided by the Beaumont-Cherry Valley Water District (BCVWD). Water would be accommodated via a proposed 18-inch water main that would extend from the southeastern corner of the building to an existing point of connection at Prosperity Way, running west along the southern Project boundary. Similarly, recycled water to the Project site would be provided via a proposed 12-inch recycled water main that would extend from the



southeastern parking lot to an existing point of connection at Prosperity Way, running west along the southern Project boundary.

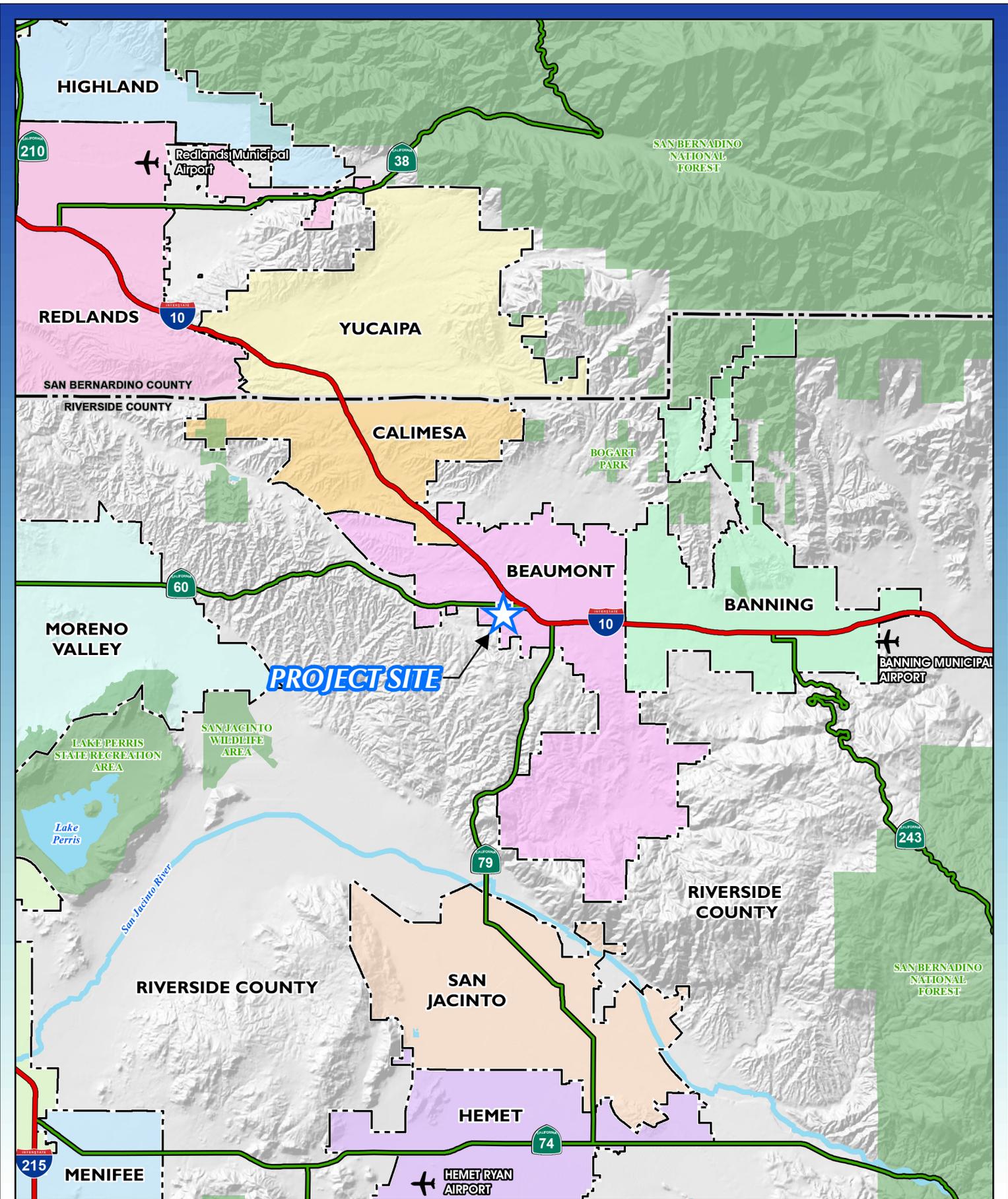
Sanitary sewer service to the Project site would be provided by the City of Beaumont. Proposed 6-inch sewer lines would be extended from the southeastern corner of the Building, which would connect to an 8-inch existing sewer main on Nicholas Road. Portions of two existing forced main sewer lines (one 12-inches in diameter, and one 16-inches in diameter) that are currently running north-south along the western property boundary will undergo re-routing on-site in the southwest corner to accommodate the planned driveway improvement connecting to Prosperity Way. Such work will be coordinated with the City of Beaumont.

Runoff from the site's parking lots, driveways, and roof drains will be directed to nine catch basins and conveyed by storm drain lines to the proposed bio-retention basin located along the westerly edge of the Project site. Runoff from the southwest corner of the lot will be directed to a catch basin (modular wetland system). Overflow from the bio-retention basin and modular wetland system will be conveyed by the proposed outlet to the 42-inch public storm drain lateral C-4 on Prosperity Way.

Natural Gas service to the Project site is provided by Southern California Gas Company (SCG). Portions of the existing two (2) natural gas lines that are currently running north-south along the western property boundary will undergo re-routing on-site in the southwest corner to accommodate the planned driveway improvement connecting to Prosperity Way. Such work will be coordinated with SCG.

Electrical service to the Project site is provided by Southern California Edison (SCE). Portions of the existing services on site that formerly supplied power to irrigation pumps will be removed as they will no longer be required for the Project. Portions of the existing power poles that are currently running north-south along the western property boundary will be removed and/or placed underground to accommodate the improvements proposed for the Project. Such work will be coordinated with SCE.

**PROBABLE ENVIRONMENTAL EFFECTS:** The EIR will evaluate the potential environmental impacts of the proposed Project on aspects of the physical environment addressed under CEQA. The environmental topic areas anticipated to be included in the EIR include Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, Transportation, Tribal Cultural Resources, and Wildfire. The EIR will evaluate direct and indirect impacts, cumulative impacts, and alternatives.



Source(s): ESRI, Nearmap Aerial (2022), SCAG (2018)

FIGURE 1

**ORCHARD LOGISTICS CENTER**

**REGIONAL AND VICINITY MAP**





**PROJECT SITE**

WESTERN KNOLLS AVE

60

UNION PACIFIC RR

10

PROSPERITY WAY

DISTRIBUTION WAY

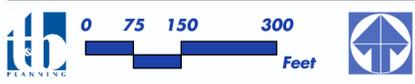
NICHOLAS RD

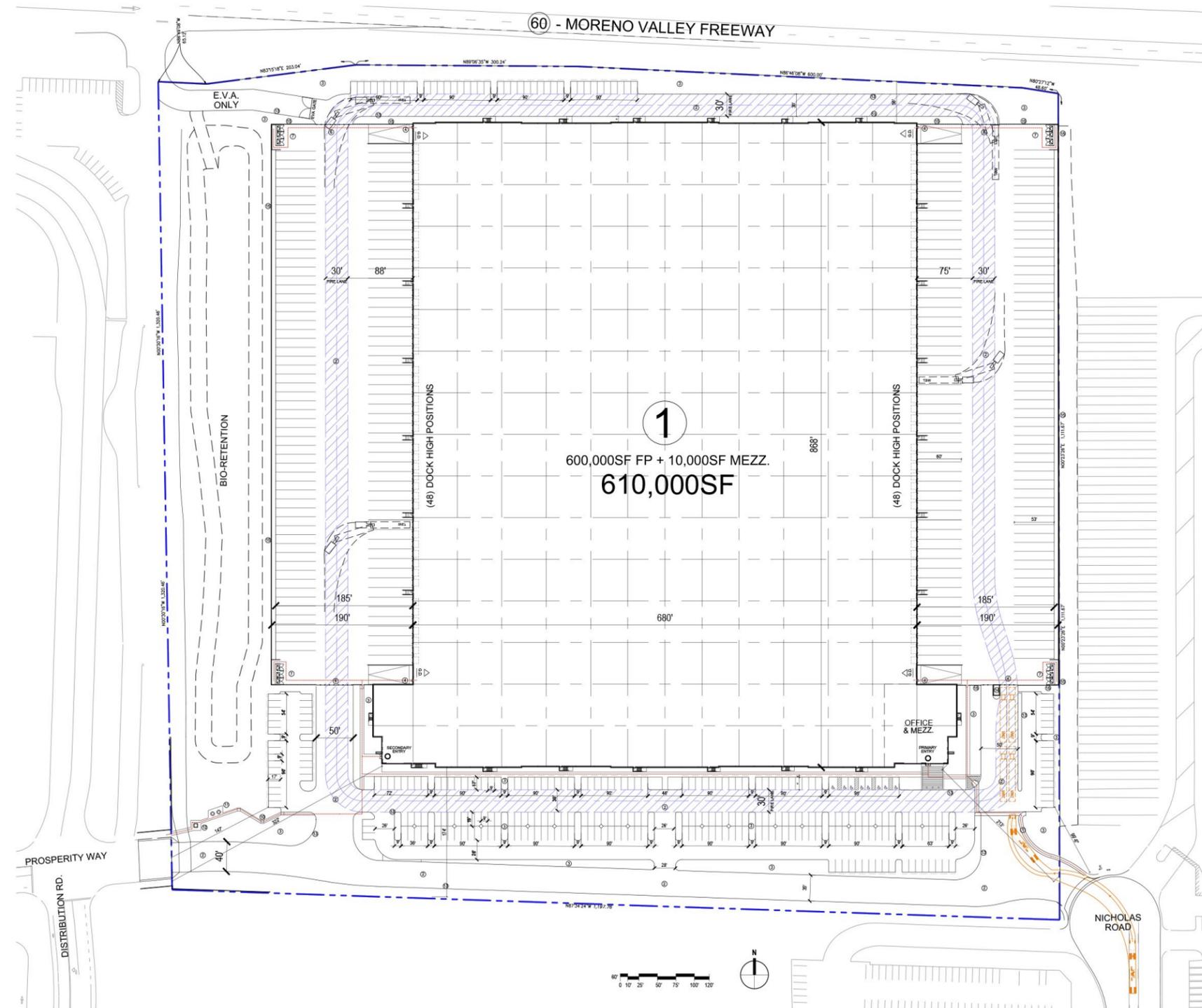
Source(s): ESRI, Nearmap Aerial (2022), RCLMA (2022)

FIGURE 2

# ORCHARD LOGISTICS CENTER

# AERIAL PHOTOGRAPH





**GRAPHIC LEGEND:**

- = OFFICE ENTRY
- △ = GRADE DOOR (14'X14')
- = A.D.A. ACCESSIBLE PRKG.
- = PROPERTY LINE (SEE CIVIL)
- = DOCK DOOR & LEVELER
- = CANOPY OR OVERHANG
- = CENTERLINE OR GRID LINE
- = EASEMENT (SEE CIVIL)
- = TRASH ENCLOSURE W/ SOLID ROOF A.D.A. ACCESSIBLE
- = WB-67 TRACTOR TRAILER
- = ADA PATH OF TRAVEL
- = 12' X 55' TRAILER PARKING
- = LIGHT STANDARD LUMINAIR N.T.S. MUST BE FULLY SHIELDED SEC. 19.7.E.2.a.4
- = WALL PACK WITH CUT-OFF N.T.S. SHALL NOT EXCEED 18' ABOVE GRADE

**OCCUPANCY CLASSIFICATION:**

BUILDING: B, S1  
CONSTRUCTION TYPE: IIB

**KEY NOTES: (#)**

- 1 PEDESTRIAN PAVING (SEE CIVIL & LANDSCAPE)
- 2 CONCRETE VEHICULAR PAVING (SEE CIVIL)
- 3 LANDSCAPE AREA (SEE LANDSCAPE)
- 4 NOT USED
- 5 STEEL TUBULAR FENCE (8' HEIGHT)
- 6 AUTOMATIC ROLLING GATE (8'-HEIGHT)
- 7 TRASH ENCLOSURE (ADA COMPLIANT)
- 8 PROVIDE KNOX BOX (LOCATION PER FIRE DEPT.)
- 9 ADA RAMP (AS REQUIRED)
- 10 ADA PATH OF TRAVEL
- 11 LUNCH AREA
- 12 HISTORICAL MARKER
- 13 6" HIGH CONCRETE CURB (SEE CIVIL)
- 14 GUARD SHACK
- 15 9' HEIGHT CONCRETE TILT UP SCREEN WALL

**PARKING STALL SIZES:**

STANDARD PARKING STALL - 9' X 13' WITH 2' OVERHANG  
A.D.A. (HANDICAP) STALLS - 9' X 18' & 12' X 18' (VAN)

**PARKING REQUIREMENTS**

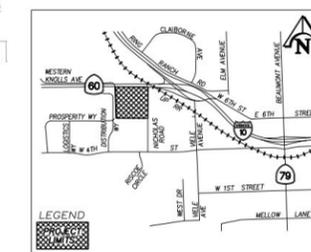
WAREHOUSE: 1/1000 OFFICE: 1/250  
PROPOSED PARKING (VARIANCE) REQUIRED: 1/2000

**LAND USE:**

EXISTING: - EXISTING BUILDINGS / ORCHARD  
PROPOSED: - MANUFACTURING/WAREHOUSE/OFFICE

**MAXIMUM BUILDING HEIGHT**

50'



**VICINITY MAP**  
NOT TO SCALE

**SHEET DESCRIPTION:**

- A1 SITE PLAN & PROJECT DATA
- A2 SITE PLAN ALTERNATE STRIPING
- A3 CONCEPTUAL FLOOR PLAN
- A4 CONCEPTUAL ELEVATIONS
- A5 CONCEPTUAL COLOR ELEVATIONS
- A6 COLOR AND MATERIAL BOARD
- A7 CONCEPTUAL RENDER 1 VIEW
- A8 CONCEPTUAL RENDER 2 VIEW
- A9 CONCEPTUAL RENDER 3 VIEW
- C1 CONCEPTUAL GRADING PLAN
- L1 PRELIMINARY LANDSCAPE PLAN

**TEAM PLAYERS:**

**APPLICANT/OWNER**  
ORCHARD LOGISTICS VENTURE, LLC  
CONTACT: KYLE DORAND  
3001 JAMBOREE ROAD, SUITE 230  
NEWPORT BEACH, CA 92660  
(949)283-5713

**CIVIL ENGINEER**  
HUITT-ZOLLARS, INC.  
CONTACT: JOHNNY MURAD  
3900 CONCOURS, SUITE 300  
ONTARIO, CA 91764  
(909)941-1799

**ARCHITECT**  
AO ARCHITECTS ORANGE  
144 NORTH STREET  
ORANGE, CA 92666  
CONTACT: STEPHEN PRZYBYLWOSKI  
717-417-1122  
snp@aoarchitects.com

**LANDSCAPE**  
HUNTER LANDSCAPE  
711 FEE ANA ST.  
PLACENTIA, CA 92670  
CONTACT: TOM HAYES  
(TEL) 714-966-2400

**ZONING ORDINANCE**

EXISTING ZONING: MANUFACTURING

**PROJECT DESCRIPTION:**

A DISTRIBUTION WAREHOUSE FACILITY CONSISTING OF A WAREHOUSE AND OFFICE TOTALING 610,000SF ON A 30.9AC LOT.

**PROJECT DATA:**

GROSS SITE AREA: 1,346,100 S.F. 30.9 AC.

**BUILDING AREA**  
OFFICE: 20,000 S.F.  
WAREHOUSE: 590,000 S.F.  
TOTAL BUILDING AREA: 610,000 S.F.

LOT FAR: 45.3%

**PARKING PROPOSED W/ VARIANCE OPTION "A"**  
WAREHOUSE & OFFICE  
1/2000 305 STALLS  
TOTAL PARKING REQUIRED: 305 STALLS

**PARKING REQUIREMENTS NO VARIANCE OPTION "B"**  
WAREHOUSE (1/1000 SF) 590 STALLS  
OFFICE (1/250 SF) 80 STALLS  
TOTAL PARKING REQUIRED: 670 STALLS

**PARKING PROVIDED OPTION "A"**  
ACCESSIBLE (8' X 18') 7 STALLS  
VAN ACCESSIBLE (12' X 18') 1 STALLS  
STANDARD (9' X 13') 304 STALLS  
TOTAL PARKING PROVIDED: 312 STALLS

**PARKING PROVIDED OPTION "B"**  
ACCESSIBLE (8' X 18') 7 STALLS  
VAN ACCESSIBLE (12' X 18') 1 STALLS  
STANDARD (9' X 13') 304 STALLS  
TOTAL PARKING PROVIDED: 692 STALLS

**TRAILER PARKING PROVIDED**  
TRAILER (12' X 55') 114 STALLS

**ASSESSOR'S PARCEL NUMBER:**

A.P.N.: 417-020-070

**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
PARCEL AS SHOWN ON LOT LINE OF ADJUSTMENT NO. 08-144-08, AS EVIDENCED BY DOCUMENT RECORDED AUGUST 02, 2007 AS INSTRUMENT NO. 2007-435539 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA WHICH LIES WITHIN THE FOLLOWING BOUNDARIES:  
BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID NORTHWEST QUARTER DISTANT SOUTH 02°30'30" EAST THEN ON 233.25 FEET FROM THE NORTHWESTERLY CORNER OF SAID SECTION 8 TO THE NORTHWESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL "B" IN DEED RECORDED JUNE 15, 2003 AS INSTRUMENT NO. 2003-44255, OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY; SAID LAST MENTIONED CORNER ALSO BEING A POINT IN THE SOUTHERLY BOUNDARY OF CALIFORNIA STATE HIGHWAY 60;  
THENCE ALONG THE NORTHERLY BOUNDARY OF SAID CERTAIN PARCEL OF LAND AND ALSO SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES:  
SOUTH 86°48'31" EAST 65.12 FEET;  
THENCE NORTH 83°14'55" EAST 203.04 FEET;  
THENCE SOUTH 89°06'58" EAST 300.24 FEET;  
THENCE SOUTH 86°48'31" EAST 600.00 FEET;  
THENCE SOUTH 89°27'35" EAST 48.80 FEET TO A LINE PARALLEL WITH AND 1130.00 FEET WEST, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 15, 2003 AS INSTRUMENT NO. 2003-435769, OF SAID OFFICIAL RECORDS;  
THENCE ALONG SAID PARALLEL LINE, SOUTH 02°30'30" WEST 1192.14 FEET TO A POINT IN THE NORTHERLY LINE OF PARCEL MAP NO. 25280 AS PER MAP FILED IN BOOK 165 PAGES 68, 70 AND 71, OF PARCEL MAPS, RECORDS OF SAID COUNTY;  
THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE, NORTH 87°24'45" WEST 197.78 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER;  
THENCE ALONG SAID LAST MENTIONED WESTERLY LINE, NORTH 02°30'30" WEST 1087.21 FEET TO "POINT OF BEGINNING".

SITE DATA TABLE												
BUILDING	LAND AREA AC	LAND AREA SF	FAR %	BLDG FOOT PRINT	BLDG MEZZ.	TOTAL BLDG SF	OFFICE SF	WAREHOUSE SF	OFFICE PRKG.	WAREHOUSE PRKG.	PRKG REQ.	PRKG PROV.
1	30.9 AC	1,346,100	45.3 %	600,000	10,000	610,000	20,000	590,000	~	~	305	312
(1/2000)												

Source(s): Architects Orange (06-20-2022)

**ORCHARD LOGISTICS CENTER**

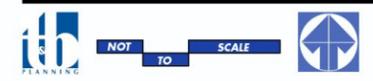


FIGURE 3

**SITE PLAN**

**NOTICE OF PREPARATION**