



# 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 79 NORTH LOGISTICS CENTER PROJECT, FOR PROPERTY LOCATED AT 853 EAST 3RD STREET 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.
- Approval of Tentative Parcel Map No. 38724

In accordance with CEQA Guidelines Section 15082, the City has determined that an EIR is the appropriate environmental document for the Project. This NOP is 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 **APRIL 18, 2024 and ends on MAY 17, 2024**. 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) 572-3237 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 **MAY 17, 2024**.

A copy of the NOP is 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. Electronic copies are available on the City's Website: <https://www.beaumontca.gov/1125/Planning-Projects>.

**PUBLIC SCOPING MEETING:** A public scoping meeting will be held in the City of Beaumont City Hall Council Chambers, 550 East 6<sup>th</sup> Street, Beaumont CA, 92223. 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; 2) Phone-in comments will be accepted by joining a conference line prior to or during the meeting; and 3) In-person comments.

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, **MAY 1, 2024** 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. Following the close of the public comment period, the City will prepare a Final EIR, which will include a response to comments to the Draft 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 20.06-acre site located at 853 East 3rd Street (Assessor's Parcel Numbers [APNs] 418-230-002, -003, -004, 418-260-013 & -014), 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 Interstate 10 (I-10)



Freeway at Pennsylvania Avenue to the east and at State Route 79 (SR-79)/Beaumont Avenue to the west.

The northwestern portion of the Project site is currently developed as a storage yard for Southern California Edison and is occupied by Par Electrical Contractors. The remainder of the Project site consists of vacant and undeveloped land along with ornamental trees located in the southeast portion.

**PROJECT DESCRIPTION:** The Project Applicant, Brookfield Logistics, on behalf of IV5 853 E. 3rd Street LLC, is seeking approval of a Plot Plan and Tentative Parcel Map No. 38724 to redevelop the 20.06-acre 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 404,200 sf (including 4,000 sf of mezzanine) and related site improvements including landscaping, parking, and infrastructure facilities. Of the total building square footage, the Project would allocate 396,200 sf for warehousing/distribution and 8,000 sf for office uses (including 4,000 sf of mezzanine). A total of 70 truck dock doors are proposed, with 35 dock doors each along the western and eastern sides of the building.

Vehicular access to the Project site for both trucks and passenger vehicles would be provided via four driveways, two on East 3rd Street and two on East 1st Street. Parking will include 333 standard parking stalls, 8 ADA parking stalls, 2 Van ADA parking stalls, 64 EV capable parking stalls without electric vehicle supply equipment (EVSE), 20 EV capable charging stalls with EVSE, 1 ADA parking stall with EVSE, and 1 Van ADA parking stall with EVSE, and 70 truck trailer parking spaces. Automotive parking stalls would be located to the north and south 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 3-inch and 10-inch water lines that would extend from the southeastern corner of the building to the existing 24-inch water main located on East 1st Street. Similarly, recycled water to the Project site would be provided via a proposed 2-inch recycled water line that would extend from the southern boundary of the Project site to the 24-inch recycled water main located on East 1st Street.

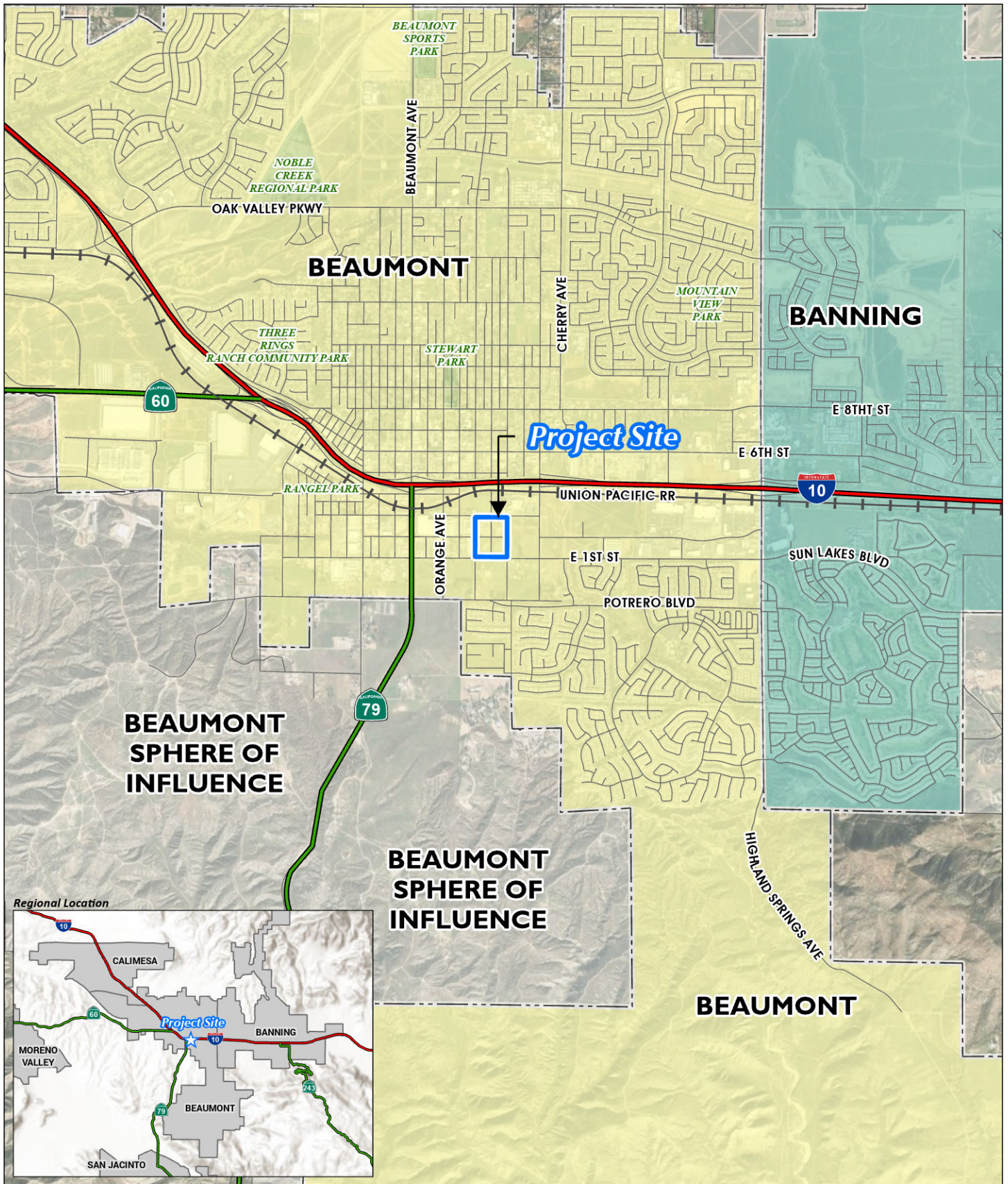
Sanitary sewer service to the Project site would be provided by the City of Beaumont. Proposed 6-inch sewer lines would be extended from the southwestern corner of the building, which would connect to a 30-inch existing sewer main on East 1st Street. Sewer flows from the Project site would be conveyed via the regional wastewater conveyance facilities to the Beaumont Wastewater Treatment Plant, located approximately 1.16 miles northeast of the Project site.



Runoff from the Project site would drain into several catch basins located throughout the Project site. The four bio-retention/planter boxes, located at each corner of the Project site, would outlet treated flows to their respective corners of the Project via pumps and parkway drains. Larger storm events would predominantly outlet to the northeast, southwest, and southeast corners of the site via separate parkway drains.

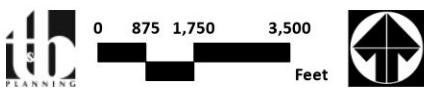
Natural Gas service to the Project site is provided by Southern California Gas Company (SCG) while electrical service to the Project site is provided by Southern California Edison (SCE). Portions of the existing power poles and underground wires that are currently running east-west along the southern property boundary will be removed to accommodate the improvements proposed for the Project. Such work will be coordinated with SCE. The Project would involve utility connections to provide electric power and telecommunications services to the Project site.

**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, and Tribal Cultural Resources. The EIR will evaluate direct and indirect impacts, cumulative impacts, and alternatives.



Source(s): ESRI, RCIT (2023)

Figure 1

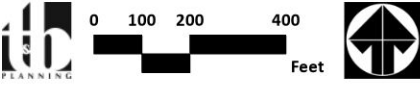


## Regional and Vicinity Map

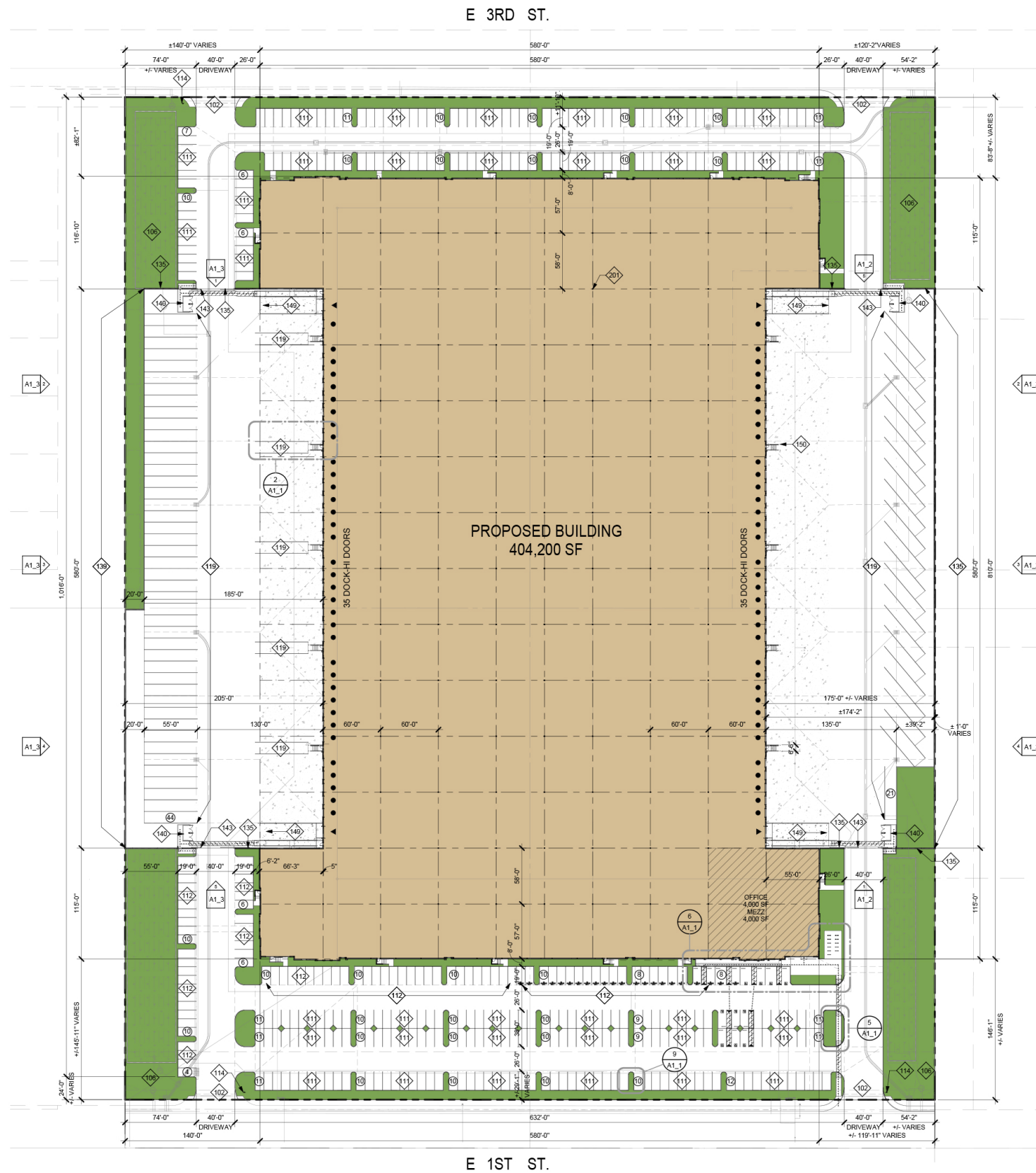


Source(s): ESRI, NearMap Imagery (May 2023)

Figure 2

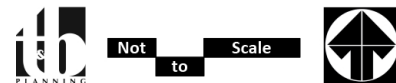


# Aerial Photograph



DEVELOPER/OWNER		KEYNOTES	
BROOKFIELD PROPERTIES 2101 ROSECRANS AVE, SUITE 4250 EL SEGUNDO, CA 90245 CONTACT: ADAM SCHMIDT PHONE: 310.795.1395 EMAIL: ADAM.SCHMIDT@BROOKFIELDPROPERTIES.COM		102 PROPOSED DRIVEWAY, PER JURISDICTIONAL STANDARDS. 106 SHADING, PROPOSED LANDSCAPING. SEE LANDSCAPE PLANS. 111 TYP. U.D.N. STANDARD PARKING STALL, 9'-0" WIDE x 19'-0" DEEP. 112 EV (ELECTRIC VEHICLE) CAPABLE PARKING STALL. PROVIDE FOR FUTURE USE (ELECTRIC VEHICLE SUPPLY EQUIPMENT) MATCH STANDARD STALL SIZE. 114 ACCESSIBLE PARKING SITE ENTRANCE SIGN. 119 TRUCK TRAILER PARKING STALL, 14'-0" WIDE x 85'-0" DEEP. 130 CONCRETE TILT-UP SCREEN WALL, MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE. PAINT BOTH SIDES AND TOP OF WALL. SEE PLANS FOR COLOR SCHEDULE. 135 RETAINING WALL. 140 TRASH ENCLOSURE w/ ROOF COVERING. 143 PARTIAL STEEL ROLLING GATES, MIN HEIGHT 8' ABOVE HIGHEST ADJACENT FINISHED GRADE OR AS SHOWN ON EXISTING ELEVATIONS. PROVIDE KNOX BOX AS REQUIRED BY FIRE AUTHORITY. 149 CONCRETE TRUCK RAMP w/ 42" HIGH CONCRETE TILT-UP GUARD ON OPEN ENDS. PARTIAL SIDES OF GUARD WALLS AND HANDRAILS. SEE ARCHITECTURAL DRAWINGS FOR COLOR SCHEDULE. 150 STEEL PIPE BOLLARD PROTECTION POST. 201 STRUCTURAL BUILDING COLUMN.	
APPLICANT'S REPRESENTATIVE/ARCHITECT		LEGAL DESCRIPTION & ZONING	
HERDMAN ARCHITECTURE AND DESIGN, INC. 100 BAYVIEW CIRCLE SUITE 100 NEWPORT BEACH, CA 92660 CONTACT: BRIDGET HERDMAN PHONE: 714.393.2000 EMAIL: PROJECTACTING@HERDMAN-AD.COM		LEGAL DESCRIPTION: SEE CIVIL PLANS. ASSESSOR'S PARCEL NO.: 419-200-003.004; 419-200-013.014	
SCOPE OF WORK		PROJECT INFORMATION & AREA ANALYSIS	
CONSTRUCT NEW ONE STORY + MEZZANINE CONCRETE TILT-UP WAREHOUSE/DISTRIBUTION FACILITY WITH ELECTRICAL AND PLUMBING SERVICES, EXTERIOR LIGHTING, LANDSCAPING & IRRIGATION, TRASH ENCLOSURES, CONCRETE SCREEN WALLS, AND SLIDING/ROLLING METAL GATES. FIRE SPRINKLER AND GRADING PLANS TO BE A SEPARATE SET AND PERMIT.		BUILDING ADDRESS: 853 E 3RD ST, BEAUMONT CA, 92223 CONSTRUCTION TYPE: 8 OCCUPANCY: B F S-1 FIRE RESIST NFA: 72, NFA 13, NFA 24 FIRE RESIST NFA: 42 (5' INSIDE GRID LINE (3 & 5)) CLEAR HEIGHT: 57 MAX MAX HEIGHT: 57 MAX	
LEGAL DESCRIPTION & ZONING		PROJECT INFORMATION & AREA ANALYSIS	
LEGAL DESCRIPTION: SEE CIVIL PLANS. ASSESSOR'S PARCEL NO.: 419-200-003.004; 419-200-013.014		BUILDING ADDRESS: 853 E 3RD ST, BEAUMONT CA, 92223 CONSTRUCTION TYPE: 8 OCCUPANCY: B F S-1 FIRE RESIST NFA: 72, NFA 13, NFA 24 FIRE RESIST NFA: 42 (5' INSIDE GRID LINE (3 & 5)) CLEAR HEIGHT: 57 MAX MAX HEIGHT: 57 MAX	
PROJECT INFORMATION & AREA ANALYSIS		LOT AREA	
BUILDING ADDRESS: 853 E 3RD ST, BEAUMONT CA, 92223 CONSTRUCTION TYPE: 8 OCCUPANCY: B F S-1 FIRE RESIST NFA: 72, NFA 13, NFA 24 FIRE RESIST NFA: 42 (5' INSIDE GRID LINE (3 & 5)) CLEAR HEIGHT: 57 MAX MAX HEIGHT: 57 MAX		SQUARE FOOTAGE: ACRES NET: 87300 SF 20.09	
ZONING		FLOOR AREA RATIO	
ZONING: M (MANUFACTURING) GENERAL PLAN USE: INDUSTRIAL SPECIFIC PLAN: N/A FEMA FLOOD ZONE: NO FLOOD ZONE		BUILDING AREA   SITE AREA   FAR ALLOWABLE   FAR PROVIDED 404200 SF   873000 SF   100%   46.3%	
BUILDING SETBACKS		BUILDING AREA SUMMARY	
FRONT SETBACK: 20' SIDE SETBACK: 0' REAR SETBACK: 0'		NAME: AREA GROUND FLOOR: 36000 SF WAREHOUSE: 4000 SF OFFICE: 4000 SF MEZZANINE: 4000 SF GROUND LEVEL + MEZZANINE: 36000 SF WAREHOUSE: 4000 SF OFFICE: 4000 SF TOTAL BUILDING AREA: 404200 SF	
ALLOWABLE AREA		LANDSCAPE AREA SUMMARY	
UNLIMITED AREA PER CBC 507 OR X SF PER TABLE 506.2		LOT AREA - LANDSCAPING AREA LANDSCAPING 45400 SF 15% 96351 SF 20.5%	
SHEET INDEX		TOTAL PARKING REQUIRED	
A0 TITLE SHEET A1 SITE PLAN A1.1 ENLARGED SITE PLANS A1.2 GATE & SCREEN WALL ELEVATIONS A1.3 GATE & SCREEN WALL ELEVATIONS A2 GROUND LEVEL FLOOR PLANS A3 ROOF PLAN A4 EXTERIOR ELEVATIONS A5 COLOR BOARD C1 CONCEPTUAL GRADING PLAN C2 SECTIONS C3 RETAINING WALL PROFILES C4 CONCEPTUAL UTILITY PLAN C5 CONCEPTUAL STORM DRAIN PLAN C6 CONCEPTUAL STORM DRAIN PROFILES C7 CONCEPTUAL STORM DRAIN PROFILES L1 PRELIMINARY LANDSCAPE PLAN FC-1 SITE PHOTOMETRIC PLAN		BUILDING USE   BUILDING AREA   PARKING RATIO 1X1   REQ. PARKING OFFICE 8000 SF 250 32 WAREHOUSE 36000 SF 1000 307 TOTAL 44000 SF 429	
VICINITY MAP		REQUIRED PARKING BREAKDOWN	
PROJECT LOCATION E 3RD ST PENNSYLVANIA AVE E 1ST ST NORTH		SPACE TYPE   SPACES REQUIRED COMPACT STALLS 0 STANDARD STALLS 333 STANDARD ACCESSIBLE STALLS 8 VAN ACCESSIBLE STALLS 2 EV CAPABLE STALL (w/ EVSE) 64 EVSE (EV CAPABLE STALL w/ EVSE) 20 STANDARD ACCESSIBLE EVSE (EV CAPABLE STALL w/ EVSE) 1 VAN ACCESSIBLE EVSE (EV CAPABLE STALL w/ EVSE) 1 AMBULATORY ACCESSIBLE EVSE (EV CAPABLE STALL w/ EVSE) 0 TOTAL 429	
SITE PLAN GENERAL NOTES		PARKING PROVIDED	
1. THE SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS. 2. GENERAL CONTRACTOR TO REVIEW THE SOILS REPORT AND ALL AMENDMENTS LISTED ON THE TITLE SHEET AND FOLLOW ALL RECOMMENDATIONS. 3. U.D.N. ALL DIMENSIONS TO CONCRETE WALLS AND CURBS ARE EITHER TO THE CENTER (SHOWN WITH A CENTERLINE) OR FACE OF THE WALL OR CURB. ALL DIMENSIONS TO FRAMED WALLS ARE EITHER TO THE CENTERLINE OF THE WALL FRAMING (SHOWN WITH A CENTERLINE) OR THE FACE OF THE WALL FINISH. REFER TO CIVIL AND MEP PLANS TO CORROBORATE UTILITY INFORMATION SHOWN ON THE ARCHITECT'S SITE PLAN AND FOR ADDITIONAL UTILITY INFORMATION. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION. 4. REFER TO CIVIL DRAWINGS FOR ALL FINISHED GRADES AND SLOPES. ALL FINISHED GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING. GENERAL CONTRACTOR TO FIELD VERIFY. 5. ALL ACCESSIBLE ROUTES IDENTIFIED ON THE SITE PLAN DRAWINGS SHALL CONFORM TO THE FOLLOWING: a) SLOPES IN THE DIRECTION OF TRAVEL DO NOT EXCEED 2% CROSS SLOPES DO NOT EXCEED 2% b) THE CLEAR WIDTH OF ALL WALKWAYS IS 4'-0" MIN. c) CHANGES IN LEVEL UP TO 1/2" COMPLY W/ 1:140.2.1. CHANGES IN LEVEL GREATER THAN 1/2" IF THEY OCCUR ARE MARKED. SEE PLANS. d) THE VERTICAL CLEARANCE ALONG THE ACCESSIBLE ROUTE IS 80" MIN. 6. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY A MIN. 8" HIGH, 4" WIDE CONCRETE CURB U.D.N. 7. A CONCRETE MOW STRIP EXTENDING 12" BEYOND EA END OF THE OPENING SHALL BE PROVIDED BY ALL EXTERIOR GLAZING WHERE THE SILL IS WITHIN 2' VERTICAL OF THE FINISHED GRADE. SEE 210.1.1. 8. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY UTILITY COMPANIES AND/OR FIRE AUTHORITIES AT ALL EXTERIOR ELECTRICAL EQUIPMENT AND FIRE PREVENTION DEVICES. IF PIPE BOLLARD PROTECTION POST DETAILS ARE NOT PROVIDED BY UTILITY COMPANIES AND/OR FIRE AUTHORITY SEE DETAIL 3101.1. 9. ALL EXPOSED BROWSTRENGTH DECK COVERINGS SHALL BE PAINTED FOREST GREEN. 10. WHERE OCCURS, GENERAL CONTRACTOR TO PROVIDE FLUID APPLIED DAMP PROOFING AT ALL RETAINING AND PLASTER WALLS. WHERE THE SIDE OF THE WALL OPPOSITE THE SOIL SIDE IS EXPOSED TO VIEW AND ALL EXTERIOR WALLS WHERE THE ADJACENT FLOOR SLAB IS BELOW GRADE. SEE 210.1.2. 11. PROVIDE A HOSE BEAR NEAR TRASH ENCLOSURE AND IN THE TRASH ENCLOSURE. SEE PLAN FOR LOCATION. 12. DID ALBERT (S11) SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN ACCORDANCE WITH GOVERNMENT CODE SECTION 4216.		SPACE TYPE   SPACES PROVIDED STANDARD STALLS 333 STANDARD ACCESSIBLE STALLS 8 VAN ACCESSIBLE STALLS 2 EV CAPABLE STALL (w/ EVSE) 64 EVSE (EV CAPABLE STALL w/ EVSE) 20 STANDARD ACCESSIBLE EVSE (EV CAPABLE STALL w/ EVSE) 1 VAN ACCESSIBLE EVSE (EV CAPABLE STALL w/ EVSE) 1 AMBULATORY ACCESSIBLE EVSE (EV CAPABLE STALL w/ EVSE) 0 TOTAL 429	
TRAILER PARKING REQUIRED		TRAILER PARKING PROVIDED	
70		70	
SITE LEGEND			
LANDSCAPE AREA CONCRETE PAVING WHEN OCCURS @ PARKING AREAS, DRIVE AISLES & /OR TRUCK COURT. SEE CIVIL DRAWINGS FOR PAVING SECTIONS. FIRE HYDRANT. PROVIDE PIPE BOLLARD PROTECTION POSTS AS REQUIRED BY THE FIRE AUTHORITY. SEE 3101.1 STREET LIGHT INDICATES AN ACCESSIBLE ROUTE. MUST COMPLY W/ SITE PLAN GENERAL NOTE #6 PROPERTY LINE DOCK HIGH DOOR DRIVE THRU DOOR			

Source(s): Herdman Architecture + Design, Inc. (09-19-2023)



79 North Logistics Center

Figure 3

Site Plan