

**May 09 2024****STATE CLEARINGHOUSE**

**From:** [Beauchene, Scott@CHP](mailto:Beauchene.Scott@CHP)  
**To:** [CHP-EIR](mailto:CHP-EIR); [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)  
**Cc:** [Campa, Gilbert@CHP](mailto:Campa.Gilbert@CHP); [Rusk, Steven@CHP](mailto:Rusk.Steven@CHP); [Harris, Dejuan@CHP](mailto:Harris.Dejuan@CHP); [Long, Kevin@CHP](mailto:Long.Kevin@CHP); [Abrahams, Kristen@CHP](mailto:Abrahams.Kristen@CHP)  
**Subject:** Environmental Document Review – SCH # 2024040835 – Due to Lead Agency by 5/17/2024  
**Date:** Thursday, May 9, 2024 11:05:52 AM  
**Attachments:** [SCH\\_2024040835.pdf](#)

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Good afternoon,

The California Highway Patrol (CHP) San Gorgonio Pass Area recently received a “Notice of Preparation” environmental impact document for the proposed “79 North Logistics Center” project from the State Clearinghouse (SCH), no. 2024040835. The CHPs interest in commenting surrounds our concerns for the safe and legal operation of heavy trucks in this generally urban environment. Heavy truck traffic on local roadways and freeways will increase as materials and products are transported to and from this warehouse location.

The proposed project is located just south of Interstate 10 and east of State Route 79. The ingress and egress routes from this location would be Maple Avenue to 1st Street, through a residential neighborhood and onto SR-79 which experiences moderate to heavy traffic. An alternative route would be 3rd Street to Pennsylvania Avenue, which also experiences moderate to heavy traffic congestion and acts as a secondary access to eastbound Interstate 10 between Beaumont Avenue and Highland Springs Avenue. Additionally, the Pennsylvania Avenue onramp to eastbound Interstate 10 becomes heavily congested due to a railroad crossing that runs east and west which is south of Interstate 10 and north of 1st Street.

We believe the added commercial traffic to this area combined with the limited roadway space will create greater traffic congestion resulting in a negative impact to our operations, specifically response times. Significant improvements to the road and additional traffic control devices would be required to mitigate the traffic congestion and safety concerns.

Respectfully,

[Sergeant S. Beauchene, #16607](#)  
[195 S. Highland Springs Ave.](#)  
[Beaumont, CA 92223](#)  
[\(951\)846-5300](#)

**M e m o r a n d u m**

Date: May 3, 2024

To: San Gorgonio Pass Area

From: **DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**  
Special Projects Section

File No.: 063.A10212.A17731.NoP.Doc

Subject: ENVIRONMENTAL DOCUMENT REVIEW AND RESPONSE  
SCH# 2024040835

Special Projects Section (SPS) recently received the referenced Notice of Preparation environmental impact document from the State Clearinghouse (SCH).

Please use the attached checklist to assess its potential impact to local Area operations and public safety. If it is determined that departmental input is advisable, your written comments referencing the above SCH number must be sent to the lead agency and emailed to [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov). Your written comments must be received by SCH no later than **May 17, 2024**. For reference, additional information can be found in General Order 41.2, Environmental Impact Documents.

For project tracking purposes, SPS must be notified of the assessment of the project (including negative reports). Please email a copy of the response to [EIR@chp.ca.gov](mailto:EIR@chp.ca.gov). For questions or concerns, please contact the Transportation Planning Unit at (916) 843-3370.

 19571 Per

L. NARVAEZ, SSM III  
Commander

Attachments: Checklist  
Project File

cc: Border Division



### Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024040835**

**Project Title:** 79 North Logistics Center

Lead Agency: City of Beaumont Contact Person: Carole Kendrick  
 Mailing Address: 550 East 6th Street Phone: 951-572-3237  
 City: Beaumont Zip: 92223 County: Riverside

**Project Location:** County: Riverside City/Nearest Community: Beaumont  
 Cross Streets: East 3rd Street & Maple Avenue Zip Code: 92223

Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 27.7 " N / 116 ° 58 ' 15.5 " W Total Acres: 20.06  
 Assessor's Parcel No.: 418-230-002,003,004; 418-260-013,014 Section: 10 Twp.: 3S Range: 1W Base: San. Bern.  
 Within 2 Miles: State Hwy #: I-10, SR-79 Waterways: N/A  
 Airports: N/A Railways: N/A Schools: Beaumont Unified School District

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Plot Plan

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 404,200 Acres 20.06 Employees 269  
 Educational: \_\_\_\_\_  
 Recreational: \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: GHG, Energy, Wildfire

**Present Land Use/Zoning/General Plan Designation:**

General Plan Land Use: Industrial; Zoning: Manufacturing

**Project Description:** *(please use a separate page if necessary)*

The Project Applicant is seeking approval of a Plot Plan and Tentative Parcel Map No. 38724 to redevelop the 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. A total of 70 truck dock doors are proposed, with 35 dock doors each along the western and eastern sides of the building.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input checked="" type="checkbox"/> California Highway Patrol                   | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 8                       | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # 8                        |
| <input checked="" type="checkbox"/> Caltrans Planning                           | <input checked="" type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                               | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 6                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                        |  |
| <input type="checkbox"/> Health Services, Department of                         | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                        | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date April 18, 2024 Ending Date May 17, 2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>T&amp;B Planning, Inc.</u>	Applicant: <u>Brookfield Logistics</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>2101 Rosecrans Ave, Suite 6250</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>El Segundo, CA 90245</u>
Contact: <u>Nicole Morse</u>	Phone: <u>(310) 765-3265</u>
Phone: <u>(714) 505-6360 x126</u>	

**Signature of Lead Agency Representative:** Nic de Morse D:\PRM\apps\10\Nic de Morse  
D:\PRM\apps\10\1001-10-10-10\1001-10-10-10\1001-10-10-10 **Date:** 4/18/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.