



# NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**CEQA LEAD AGENCY:**

Carole Kendrick, Planning Manager  
City of Beaumont  
550 East 6th Street  
Beaumont CA, 92223

**SUBJECT: NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT  
REPORT FOR THE PROPOSED ORCHARD LOGISTICS CENTER  
PROJECT IN THE CITY OF BEAUMONT**

As lead agency, the City of Beaumont (“City”) is publishing this Notice of Availability (“NOA”) 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 proposed Orchard Logistics Center Project (“Project”):

- Approval of a Plot Plan to redevelop the Project site with one industrial warehouse building totaling 610,000 square feet (s.f.);
- Parking Variance to allow a parking standard of 1 space per 2,000 s.f. for warehouse use;
- Approval by Beaumont-Cherry Valley Water District (BCVWD) and LAFCO of annexation to the Beaumont-Cherry Valley Water District.

**PUBLIC COMMENT PERIOD:** The public comment period **begins on November 14, 2023, and ends on December 28, 2023.** Pursuant to California Code of Regulations, Title 14, Sections 15087 and 15105, the City invites you to submit written comments describing your specific concerns regarding the environmental issues identified in the aforementioned EIR, and if representing a public agency, please identify your specific areas of statutory responsibility. Please send your 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 **December 28, 2023.**



A copy of this NOA, EIR, technical appendices, and documents incorporated by reference 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 or in electronic format at: <https://www.beaumontca.gov/1276/Orchard-Logistics-Dowling-Ranch>.

**EIR PROCESS:** In accordance with CEQA Guidelines Section 15105(a), the Draft EIR is 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 Draft EIR received during the public comment period. The Final EIR will be used by the Planning Commission and the City Council to consider the Project.

**PROJECT SITE LOCATION:** The Project site consists of an approximate 30.9-acre site is located in the City of Beaumont, Riverside County, California (See Figures 1, *Regional and Vicinity Map* and 2, *Aerial Photograph*). The Project site is located east of Western Knolls Avenue and south of the SR-60 Freeway (Assessor's Parcel Number 417-020-070).

**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 and parking variance to redevelop a 30.9-acre site in the City of Beaumont, Riverside County, California, located at 38021 SR-60 Freeway. As shown in Figure 3, *Site Plan*, the Project Applicant proposes to redevelop the Project site with a warehouse building totaling 610,000 s.f. including 10,000 s.f. of mezzanine) and related site improvements including landscaping, parking, and infrastructure facilities. Of the total building square footage, the Project would allocate 590,000 s.f. for warehousing/distribution and 20,000 s.f. for office uses (including 10,000 s.f. 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. The Project would retain a sampling of the former fruit trees to install at the southwest entrance to the property with a plaque to honor the Dowling Family and former Dowling Fruit Orchard. The Project includes demolition of the abandoned fruit and nut stand buildings.

Truck access to the Project site would be provided via a primary driveway on the southeast corner at Nicholas Road. Primary auto 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 302 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.



Off-site improvements include modifications to the eastern end of Prosperity Way (to extend Prosperity to the Project's proposed driveway), and connection to existing utilities in both Prosperity Way and Nicholas Road. As previously stated, the Project would require the following City approvals: a Plot Plan and a Parking Variance.

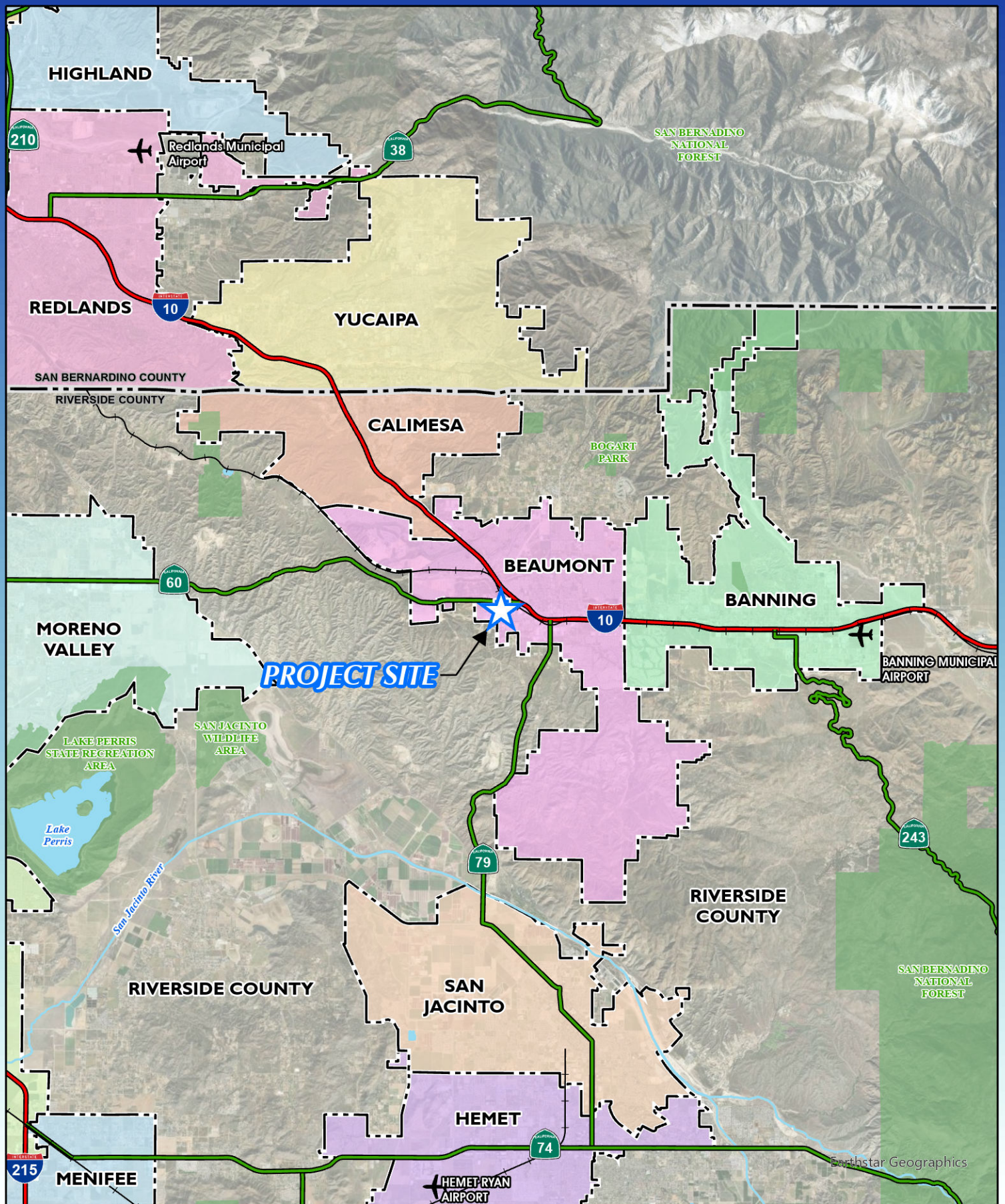
### **Parking Variance**

According to the City's Municipal Code Section 17.05.040, Parking Requirements for Land Uses, warehousing uses are required to be parked at a ratio of 1 space for every 1,000 s.f. of gross floor area and office uses accessory to the manufacturing use are required to be parked at a ratio of 1 space for every 250 s.f. of gross floor area. Based on the proposed building of 610,000 s.f., a total of 640 parking stalls would be required. As discussed previously, a total of 310 parking stalls would be provided at the Project site and a Parking Variance would be required for the Project to allow a parking standard of 1 space per 2,000 s.f. for warehouse use. Under a parking standard of 1 space per 2,000 s.f, a total of 305 parking stalls would be required.

**HAZARDOUS WASTE SITES LISTED UNDER SECTION 65962.5:** Based on a review of the Cortese List maintained by the CalEPA, the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project site is listed in the California Environmental Reporting System Hazardous Waste (CERS Haz Waste) with past violations including failure to maintain active EPA ID number, failure to maintain employee training records, failure to obtain permit to store hazardous waste for longer than 90 days, and failure to properly label hazardous waste. The site was inspected by the Riverside County Department of Environmental Health (RCDEH) and releases were not reported. Therefore, the listing is not considered a recognized environmental condition. The Project site is also listed in the HAZNET, HWTS, RCRA NonGen/NLR databases as a generator of hazardous waste (other organic solids and off-specification, aged, or surplus organics). However, no releases or violations were reported. Therefore, these listings are not considered a recognized environmental condition and do not represent an environmental concern.

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR evaluated the potential environmental impacts of the proposed Project on aspects of the physical environment addressed under CEQA. Based on the analysis conducted within the Draft EIR, the Project would result in significant and unavoidable impacts related to greenhouse gas emissions, noise, and transportation. Significant impacts related to air quality, biological resources, cultural resources, geology and soils, and tribal cultural resources would be mitigated to a less than significant level.



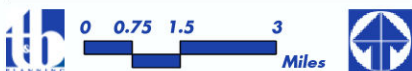


Source(s): Esri, RCIT (2023)

FIGURE 1

# ORCHARD LOGISTICS CENTER

## REGIONAL AND VICINITY MAP





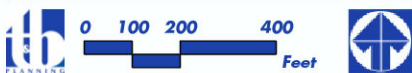


Source(s): Esri, RCIT (2023), Nearmap Imagery (2022)

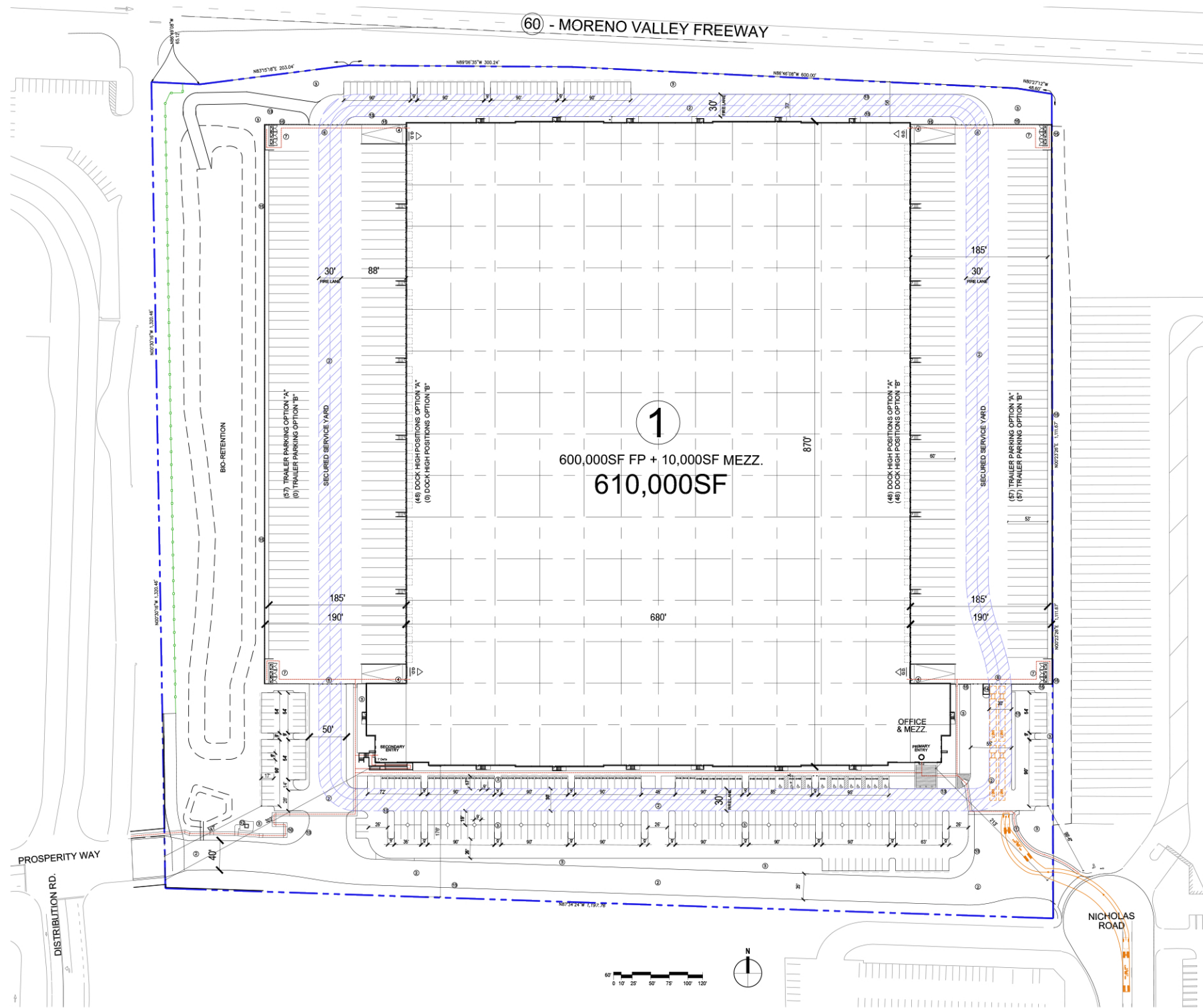
FIGURE 2

## ORCHARD LOGISTICS CENTER

## AERIAL PHOTOGRAPH







#### GRAPHIC LEGEND:

- = OFFICE ENTRY
- G.D. = 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. 18.7 & 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: III-B

#### KEY NOTES: #

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

#### PARKING STALL SIZES:

STANDARD PARKING STALL - 9' X 19' 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 REQUIRED:  
WAREHOUSE: 1/2000 OFFICE: 1/250

#### LAND USE:

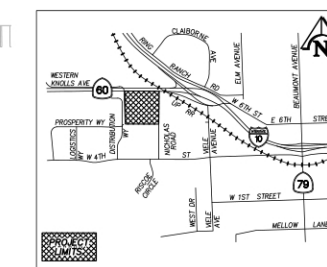
EXISTING: - EXISTING BUILDINGS / ORCHARD  
PROPOSED: - MANUFACTURING/WAREHOUSE/OFFICE

#### MAXIMUM BUILDING HEIGHT

50'

#### SOLAR READY AREA

600,000 (ROOF AREA) - 15,000 (SKYLIGHT AREA) = 585,000 (NET ROOF AREA)  
585,000 (ROOF AREA) \* 15% = 87,750 SF. (REQ. SOLAR READY AREA)



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  
5501 JAMBORREE ROAD, SUITE 230  
NEWPORT BEACH, CA 92660  
(949) 283-5713

**CIVIL ENGINEER**  
HUITT-ZOLLARS, INC.  
CONTACT: JOHNNY MURAD  
3940 CONCORDS, SUITE 330  
ONTARIO, CA 91764  
(909) 941-7799

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

**LANDSCAPE**  
HUNTER LANDSCAPE  
711 FREE ANA ST.  
PLACENTIA, CA 92870  
CONTACT: TOM HAYES  
(714) 714-986-2400

#### STRUCTURAL

DFA  
3330 E. IMPERIAL HIGHWAY, SUITE 302  
BREA, CA 92821  
CONTACT: DARIN FONG  
(714) 464-4888 EXT 403  
darin@dfaengineering.com

#### ZONING ORDINANCE

EXISTING ZONING: MANUFACTURING

#### PROJECT DESCRIPTION:

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

#### PROJECT DATA:

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

**BUILDING AREA**  
OFFICE 10,000 S.F.  
WAREHOUSE 600,000 S.F.  
TOTAL BUILDING AREA 610,000 S.F.

LOT FAR: 45.3%

**PARKING PROPOSED OPTION "A"**  
WAREHOUSE (12000 SF) 305 STALLS  
OFFICE (1000 SF) 40 STALLS  
TOTAL PARKING PROVIDED 345 STALLS

**PARKING REQUIREMENTS OPTION "B"**  
WAREHOUSE (11000 SF) 600 STALLS  
OFFICE (1000 SF) 40 STALLS  
TOTAL PARKING REQUIRED 640 STALLS

**PARKING PROVIDED OPTION "A"**  
ACCESSIBLE (8' X 19') 7 STALLS  
VAN ACCESSIBLE (12' X 18') 1 STALLS  
STANDARD (8' X 19') 302 STALLS  
TOTAL PARKING PROVIDED 310 STALLS

**PARKING PROVIDED OPTION "B"**  
ACCESSIBLE (8' X 19') 12 STALLS  
VAN ACCESSIBLE (12' X 18') 2 STALLS  
STANDARD (8' X 19') 644 STALLS  
TOTAL PARKING PROVIDED 656 STALLS

**TRAILER PARKING PROVIDED**  
OPTION "A" TRAILER (12' X 55') 114 STALLS  
OPTION "B" TRAILER (12' X 55') 57 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 A AS SHOWN ON LOT LINE OF ADJUSTMENT NO. 08-LLA-08, AS  
ENDORSED BY DOCUMENT RECORDED AUGUST 02, 2007 AS INSTRUMENT NO.  
2007-0501539 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 80°20'31" EAST THEREIN 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. 2003-432786 OF OFFICIAL RECORDS, RECORDS OF SAID  
COUNTY, SAID 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 ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING COURSES:

SOUTH 86°18'31" 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°49'31" EAST 600.00 FEET;

THENCE SOUTH 89°27'35" EAST 48.60 FEET TO A LINE PARALLEL WITH AND  
13,500 FEET WESTERLY, MEASURED AT RIGHT ANGLES, FROM THE WESTERLY LINE  
OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED JUNE 15, 2003  
AS INSTRUMENT NO. 2003-432786 OF OFFICIAL RECORDS;

THENCE ALONG SAID PARALLEL LINE, SOUTH 00°23'03" WEST 1112.14 FEET TO A  
POINT IN THE NORTHERLY LINE OF PARCEL MAP NO. 25086 AS PER MAP FILED IN  
BOOK 165 PAGES 86, 70 AND 71, OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE ALONG SAID LAST MENTIONED NORTHERLY LINE, NORTH 87°24'43" WEST  
1193.78 FEET TO THE WESTERLY LINE OF SAID NORTHWEST QUARTER

THENCE ALONG SAID LAST MENTIONED WESTERLY LINE, NORTH 00°30'39" WEST  
1087.21 FEET TO "POINT OF BEGINNING";

#### SITE DATA TABLE OPTION "A"

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.	EVCS PRKG. REQ.	EVSE PRKG. REQ.	ADA REQ.	SHORT-TERM BIKE PRKG REQ.	LONG-TERM BIKE PRKG REQ.	LANDSCAPE PROV.
1	±30.90	±1,346,100	45.3%	600,000	10,000	610,000	10,000	600,000	~	~	305	310	62	16	8 MIN.	17	17	~
										INCLUSIVE	(1/2000)	(0.51/1000)	EV CAPABLE SPACE	EV SUPPLY EQUIP.				

Source(s): Architects Orange (02-17-2023)

## ORCHARD LOGISTICS CENTER

