



## 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 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.



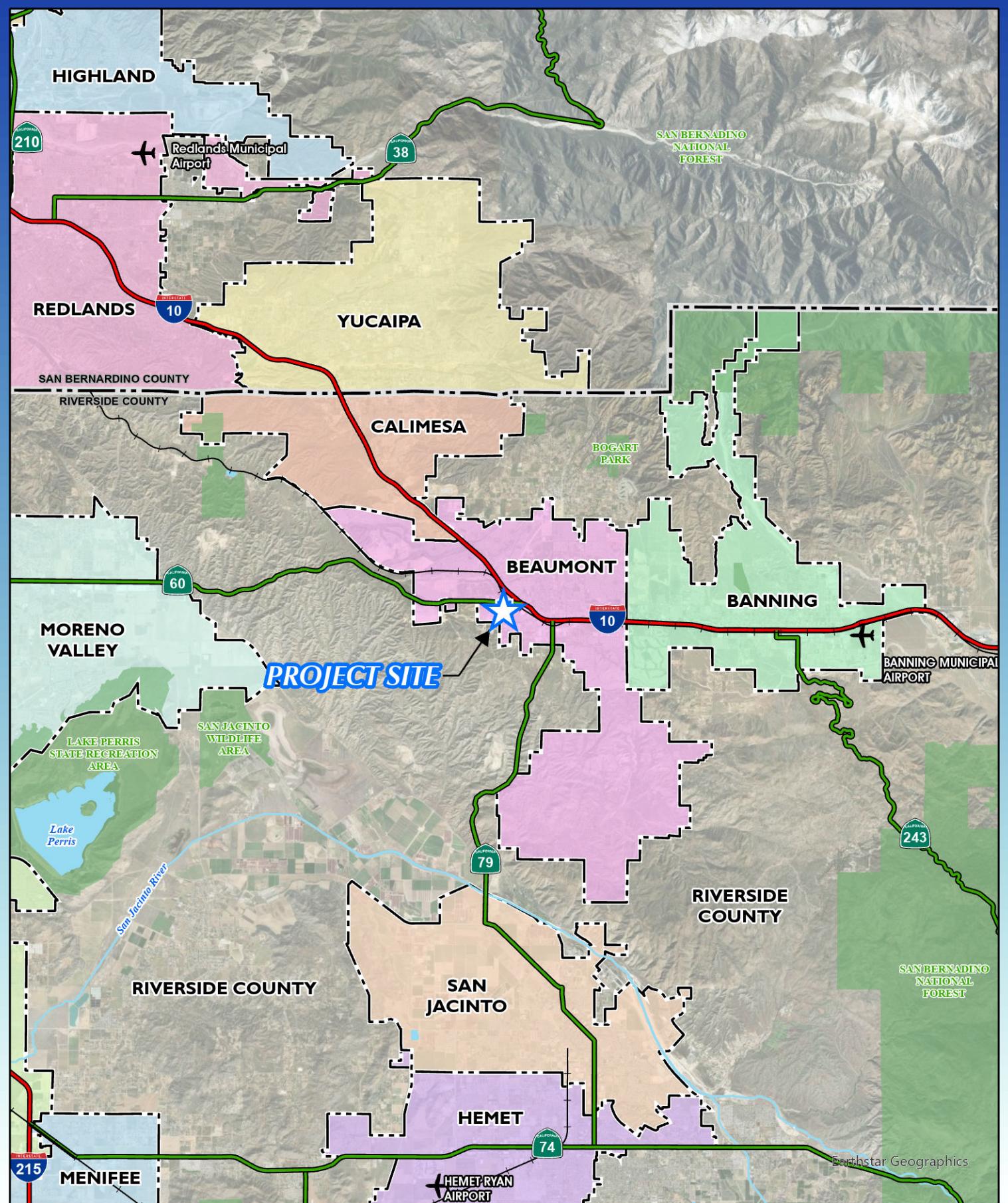
Off-site improvements include modifications to the eastern end of Prosperity Way (to extend Prosperity to the Project's proposed driveway), and connection to existing utilities in both Prosperity Way and Nicholas Road. As previously stated, the Project would require the following City approvals: a Plot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

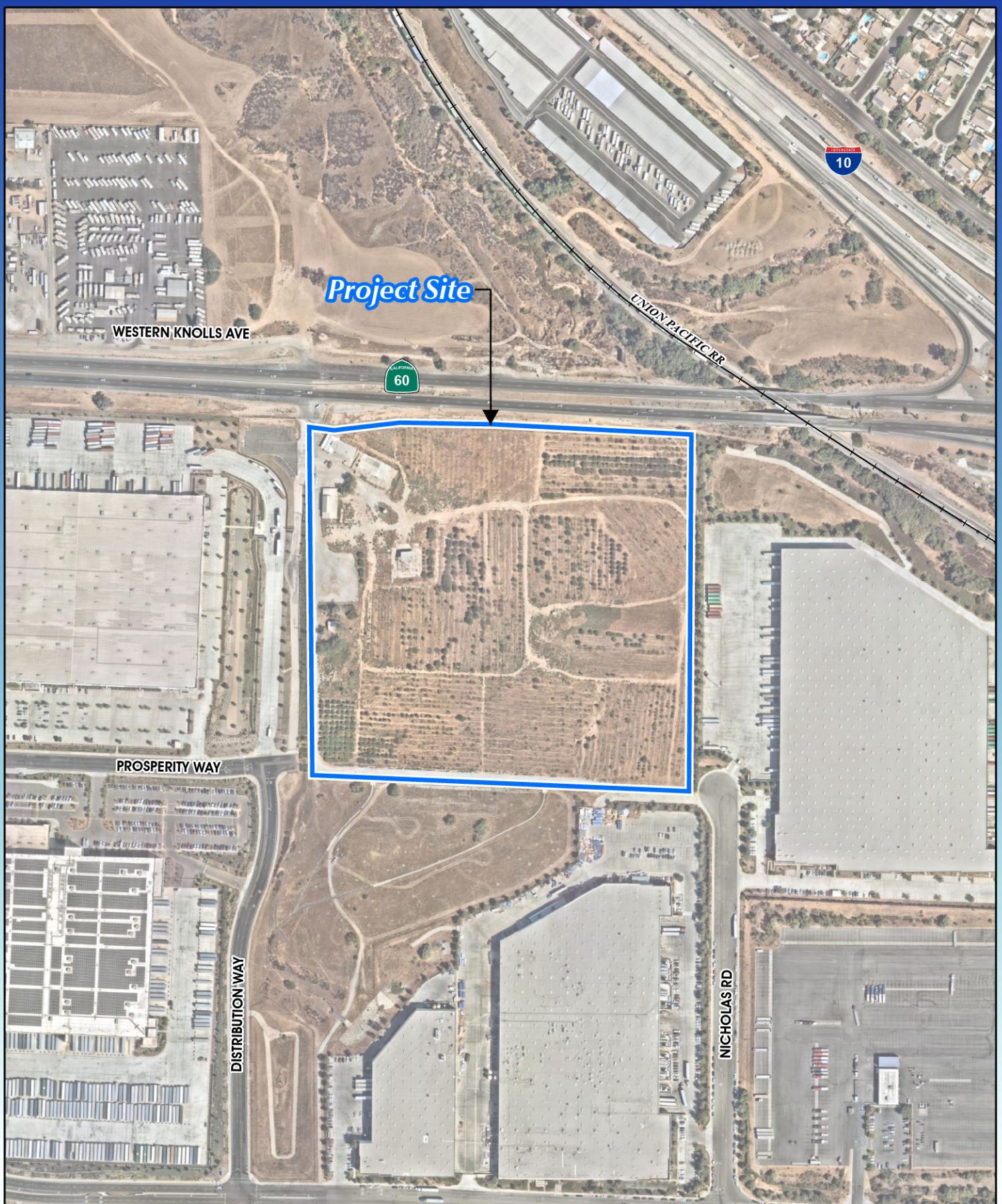
**HAZARDOUS WASTE SITES LISTED UNDER SECTION 65962.5:** Based on a review of the Cortese List maintained by the CalEPA, the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Project site is listed in the California Environmental 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.



## ORCHARD LOGISTICS CENTER

## REGIONAL AND VICINITY MAP



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

FIGURE 2

## ORCHARD LOGISTICS CENTER

## AERIAL PHOTOGRAPH



NOTICE OF AVAILABILITY

