

From: [Chandra Miede](#)
To: [Carole Kendrick](#)
Cc: [Justice, Crystal](#); [Moore, Michelle](#); [ari.camdenholdings.com](#); [Mike MacFarland](#)
Subject: 7-Eleven - Beaumont Village Center
Date: Friday, May 24, 2024 10:02:28 AM
Attachments: [image001.png](#)
[38697_Oak_Valley_&_Beaumont_CSP-2_V2_truck_path.pdf](#)
[Site Plan_Planning Commission.pdf](#)

Carole,

At the May 8 Planning Commission hearing, one of the Commissioners requested that we explore the option of revising the site plan to a "reverse build," placing the convenience store at the front of the site, away from Oak Valley Parkway. We have diligently revised the site plan as requested and have attached it for your review. For comparison purposes, the extracted site plan from the Planning Commission Agenda is also attached.

Upon revising and overlaying the route for the fueling trucks, we identified several significant circulation and safety concerns:

1. Initial Turn Challenge: As the fueling truck enters the site, it will not be able to make the initial turn without running over the curb, which could result in damage to the infrastructure and potential safety hazards.
2. Parking Stall Impediment: To maneuver and access the fuel tanks, the truck will need to swing wide, impeding upon six parking stalls, including one ADA accessible stall. This would disrupt parking availability and potentially violate ADA compliance.
3. Blocked Circulation: While the truck is fueling, it will block vehicular circulation at the northeast end of the canopy, creating a bottleneck and potentially dangerous conditions for other vehicles and pedestrians.
4. Trash Enclosure Access: The fueling process will block access to the trash enclosure, creating a dangerous situation for operators needing to access the enclosure.
5. Scheduling Issues: It is impossible for UST fueling and trash truck access to the dumpster to occur at the same time. This will complicate waste management operations and possibly cause sanitation issues, as well as disrupt fuel delivery schedules.

During the Design Review with the City of Beaumont, a request was made to close access on Beaumont Avenue, limiting the only entry point to the site from Oak Valley Parkway. This restriction further exacerbates the circulation challenges described above.

In general, the sites that 7-Eleven successfully develops as reverse builds typically have two points of access. This dual access is crucial because it facilitates appropriate and efficient circulation within the site. Conversely, sites with only a single access point present significant challenges for maintaining safe and effective circulation. Furthermore, suitable sites tend to be on larger parcels of land, which can adequately accommodate the necessary circulation requirements. Unfortunately, this particular site is too small to meet the standards for safe circulation.

Given these considerations, the proposed "reverse build" layout presents significant operational and safety challenges. We respectfully request that the site plan reviewed extensively with the City of Beaumont Planning and Engineering Departments be maintained, as it upholds both functionality and safety for all users of the site.

We look forward to your feedback and further discussion on this matter. Thank you.

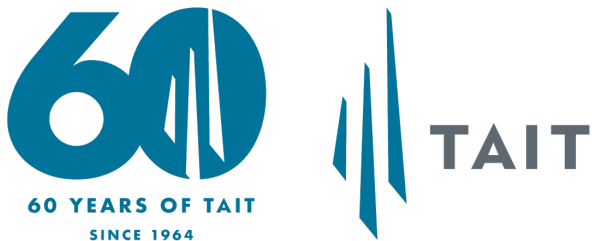
Chandra Miehe | TAIT & Associates, Inc.

Director, National Programs

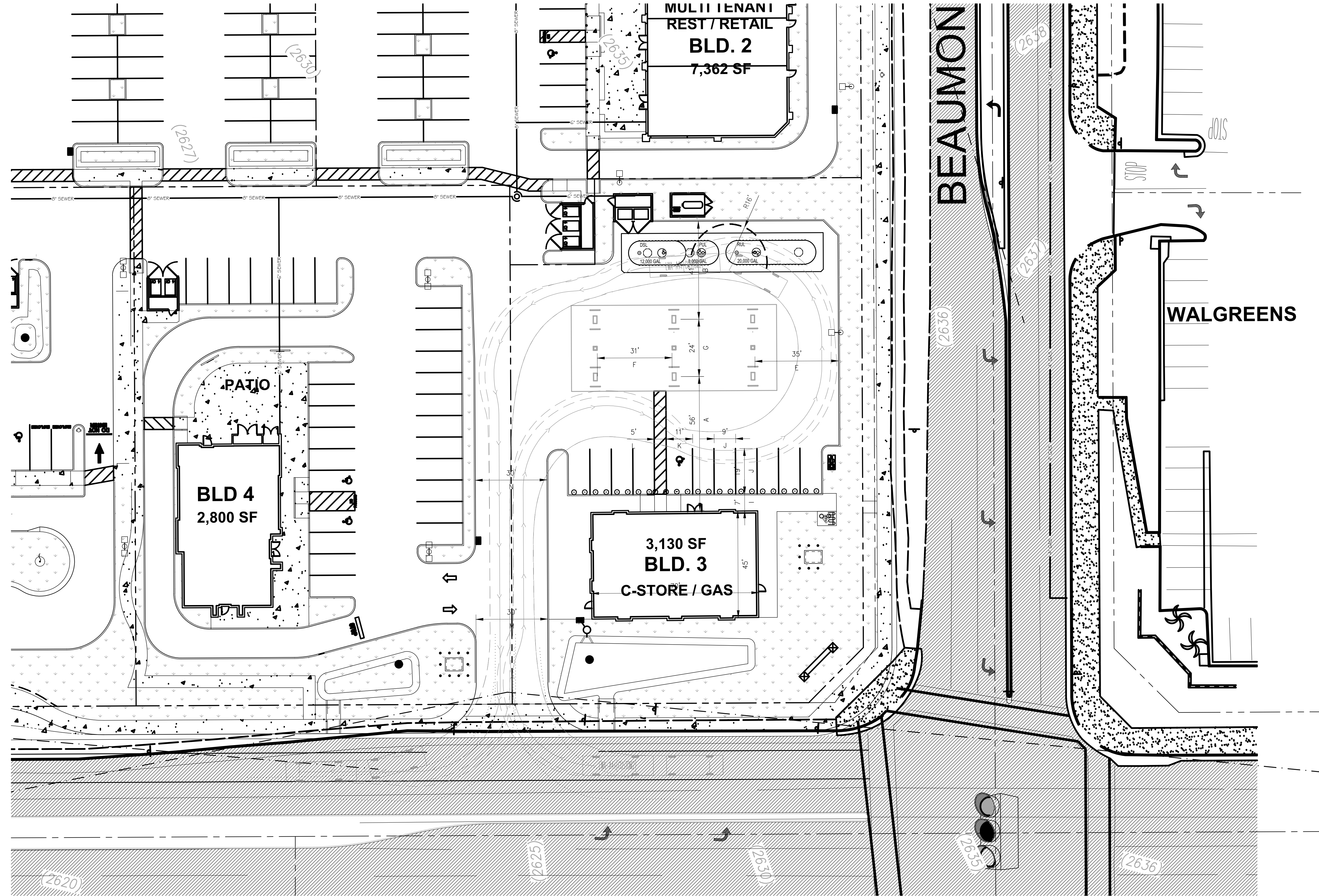
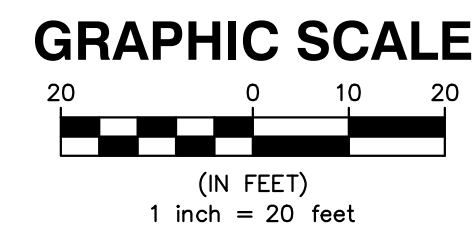
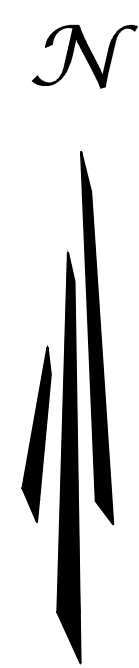
11280 Trade Center Drive, Rancho Cordova, CA 95742

C: 530-906-8346

cmiehe@tait.com | www.tait.com



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<p>7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063</p>		<p>Rev. # CSP-2 Date 05/14/24 Description 7-ELEVEN COMMENTS</p>	
<p>STORE #38697 NWC OF OAK VALLEY & BEAUMONT BEAUMONT, CA</p>		<p>CONCEPTUAL SITE PLAN REVIEW</p>	
<p>11280 Trade Center Drive Rancho Cordova, CA 95742 P: 916.633.2444 F: 916.633.2626 www.tait.com</p>		<p>Since 1944 Los Angeles San Francisco Chicago Denver Sacramento</p>	
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