



2014011009

# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach  
Assistant TLMA Director

## Agency Notice of Preparation of a Draft Supplemental Environmental Impact Report

**DATE:** September 20, 2019

**TO:** Responsible Agencies  
Organizations  
Interested Parties

**PROJECT CASE NO./TITLE:** Project Title: San Gorgonio Crossing/Gateway Center Project

**Case Numbers:**

The County of Riverside previously approved the following case numbers for this Project:

Governor's Office of Planning & Research

- General Plan Amendment No. 1079
- Change of Zone No. 7799
- Parcel Map No. 36564
- Plot Plan No. 25337
- Environmental Impact Report No. 534

SEP 24 2019

STATE CLEARINGHOUSE

The County of Riverside, acting as the Lead Agency under the California Environmental Quality Act (CEQA), publicly announces its intent to prepare a Draft Supplemental Environmental Impact Report (Supplemental EIR) No. 534 for the San Gorgonio Crossing Project (State Clearinghouse No. 2014011009). The Riverside County Board of Supervisors certified the Final EIR for this Project on October 24, 2017. The Final EIR can be found at the following link:

<https://planning.rctlma.org/Home/Planning-Notices/EIR-No-534-San-Gorgonio>

After the Final EIR for this Project was certified, two entities filed legal actions challenging the EIR, which were consolidated and heard by the Riverside Superior Court. On February 7, 2019, in the case titled *Cherry Valley Pass Acres and Neighbors and Environmental Planning Group v. the County of Riverside*, the Court ordered the Respondent County of Riverside (County) to (1) address in its Final EIR the South Coast Air Quality Management District (SCAQMD) recommendation to maximize the use of solar panels and provide an explanation as to why the mitigation measure was not adopted, and (2) include in the Final EIR a further analysis of the Project's projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives.

The Court further ordered that (1) the remainder of the Final EIR certified on October 24, 2017, is in full compliance with CEQA and remains certified, and (2) the project approvals are valid and shall remain in place. Therefore, the County will prepare a Supplemental EIR that (1) analyzes the South Coast Air Quality Management District (SCAQMD) recommendation to maximize the use of solar panels and provide an explanation as to why the mitigation measure was not adopted, and (2) provides further analysis of the Project's projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives to ensure that the Projects' energy use is not inefficient, wasteful, or unnecessary in accordance with Appendix F. There are no other changes to the project or

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Palm Desert, California 92211  
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environmental circumstances that require additional environmental review under CEQA (Public Resources Code Section 21000, et seq.), State CEQA Guidelines (California Code of Regulations [CCR] Title 14 § 15000, et seq.), or the County's rules and regulations.

The Draft Supplemental EIR will contain only the information necessary to make the previous Final EIR adequate for the San Gorgonio Project. This meets the requirements for supplemental environmental analysis under Section 15163 of the CEQA Guidelines. **Comments should be limited to only the two issue areas outlined above that are being reviewed within this Draft Supplemental EIR.**

#### **PROJECT LOCATION:**

The San Gorgonio Crossing Project (Project) is located in Township 2 South, Range 1 West, Section 30, along the north side of Cherry Valley Boulevard and east of the Interstate 10 Freeway (I-10), between the cities of Calimesa and Beaumont, in the unincorporated area of Riverside County, California (See Exhibit 1, Regional Location Map, and Exhibit 2, Local Vicinity Map). Regional access to the Project site is provided via Cherry Valley Boulevard to the I-10 Freeway, and local access is provided via Cherry Valley Boulevard, Brookside Avenue, and Oak Valley Parkway.

The Project site, which comprises approximately 229 acres, is vacant and is located primarily within the unincorporated community of Cherry Valley. Approximately 16 acres are located within the City of Calimesa. The City of Beaumont is located south of the Project site, the City of Calimesa is located directly west and northwest of the site, and the City of Yucaipa is located approximately 2 miles north of the site. The Project site includes the following Assessor's Parcel Numbers (APNs): 407-220-004, 407-220-007, 407-220-008, 407-220-009, 407-220-014, 407-220-016, and 407-220-017. APNs 413-270-012 and 413-270-13 encompass off-site improvement areas where grading will occur, therefore these areas were analyzed as part of the environmental documentation prepared for this Project.

#### **PROJECT DESCRIPTION:**

The remainder of this section describes the Project approved by the County Board of Supervisors on October 24, 2017. There are no substantive changes to the approved Project.

The Project site totals approximately 229 gross acres, of which approximately 16 acres are located within the City of Calimesa and would be used for project infrastructure purposes. Approximately 140.23 acres would be included within the developed portion of the Project. The remaining 84.8 acres (approximately 36 percent of the Project site) would remain as natural open space. The Project consists of two high-cube warehouse buildings that will be designed to be eligible for Leadership in Energy and Environmental Design (LEED) Certification. Building 1 will comprise approximately 811,000 square feet, and Building 2 will comprise approximately 1,012,760 square feet, for a total of approximately 1,823,760 square feet of gross floor area. The two project buildings would include approximately 30,000 square feet of office space.

Both buildings will be designed to accommodate cross-dock usage, with 136 dock doors for Building 1 and 170 dock doors for Building 2. A public street—located between Building 1 and Building 2—would provide access to existing residences that are generally located to the north of the project site, which currently utilize access through the project site via a dirt road. The street proposed to replace the existing dirt road would be approximately 1,600 feet in length, designed to Riverside County standards, and would provide residents access through the project site. Additional development on the project site would include standard and trailer parking stalls, streets, and landscaping.

A water quality basin would be constructed to the west of Building 1. A rectangular concrete channel would be located north and south of Buildings 1 and 2. Additionally, a grouted riprap berm and a water quality infiltration trench would be located north of Building 2. Riprap berms would be located east of Building 2, and a water quality basin is planned west of Building 2. Further, a publicly maintained

trapezoidal concrete channel would be located between the building sites and Cherry Valley Boulevard. As discussed, the project would utilize approximately 16 acres within the City of Calimesa for off-site drainage and flooding improvements. Improvements within the City of Calimesa are composed of drainage channels and appurtenances including a concrete trap channel, a concrete box culvert, two concrete outlet structures, and riprap rock energy dissipaters. The Applicant has also agreed to construct a rock-lined berm to protect the adjacent property owners.

Three access points would be provided off Cherry Valley Boulevard. The Project site plan is depicted in Exhibit 3.

**ISSUES TO BE ADDRESSED IN THE SUPPLEMENTAL EIR:**

As described above, the Supplemental EIR will (1) analyze the South Coast Air Quality Management District (SCAQMD) recommendation to maximize the use of solar panels and provide an explanation as to why the mitigation measure was not adopted, and (2) provide further analysis of the Project's projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives to ensure that the Projects' energy use is not inefficient, wasteful, or unnecessary in accordance with Appendix F. There are no other changes to the project or environmental circumstances that require additional environmental review under CEQA (Public Resources Code Section 21000, et seq.), State CEQA Guidelines (California Code of Regulations [CCR] Title 14 § 15000, et seq.), or the County's rules and regulations.

**HOW TO COMMENT:**

Pursuant to Riverside County Rules to Implement the California Environmental Quality Act, notice is given to responsible agencies, organizations, and interested parties that the Riverside County Planning Department plans to oversee the preparation of a Supplemental EIR for the above-described project. The purpose of this notice is to solicit guidance from your agency as to the scope and content of the environmental information to be included in the Supplemental EIR. Relevant information should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice. Please provide your written response to the Riverside County Planning Department's address shown below by 5:00 pm, October 23, 2019.

**Comments should be limited to only the two issue areas outlined above that are being reviewed within this Draft Supplemental EIR.**

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409  
Attn: Brett Dawson, Project Planner

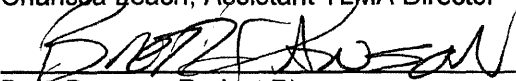
**PROJECT SPONSOR:**

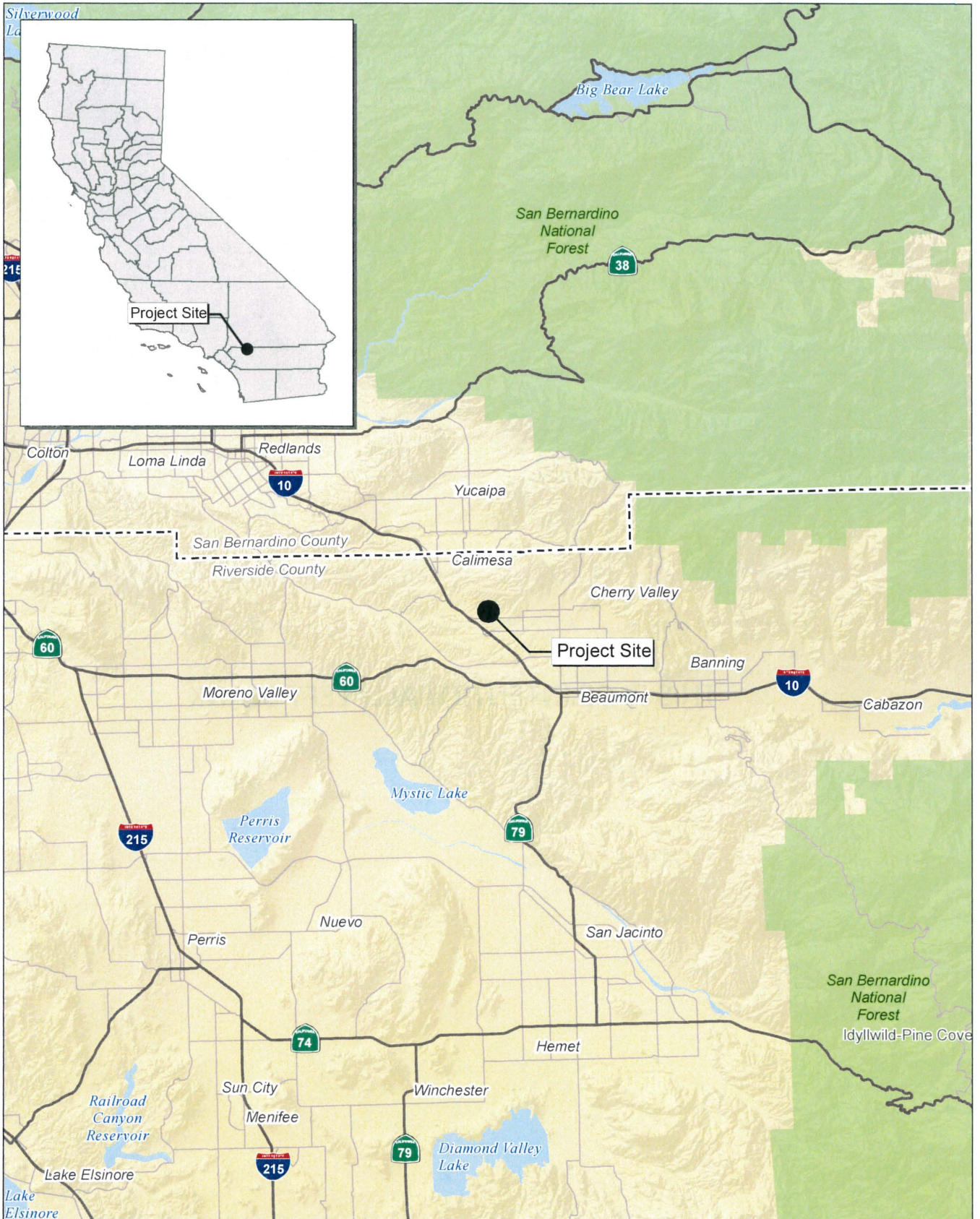
Applicant: TSG-Cherry Valley L.P. care of  
Shopoff Group, L.P.  
Contact: Brian Rupp  
Address: 2 Park Plaza, Suite 700  
Irvine, CA 92614

If you have any questions please contact Brett Dawson, Project Planner at 951-955-0972 or via email at bdawson@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, Assistant TLMA Director

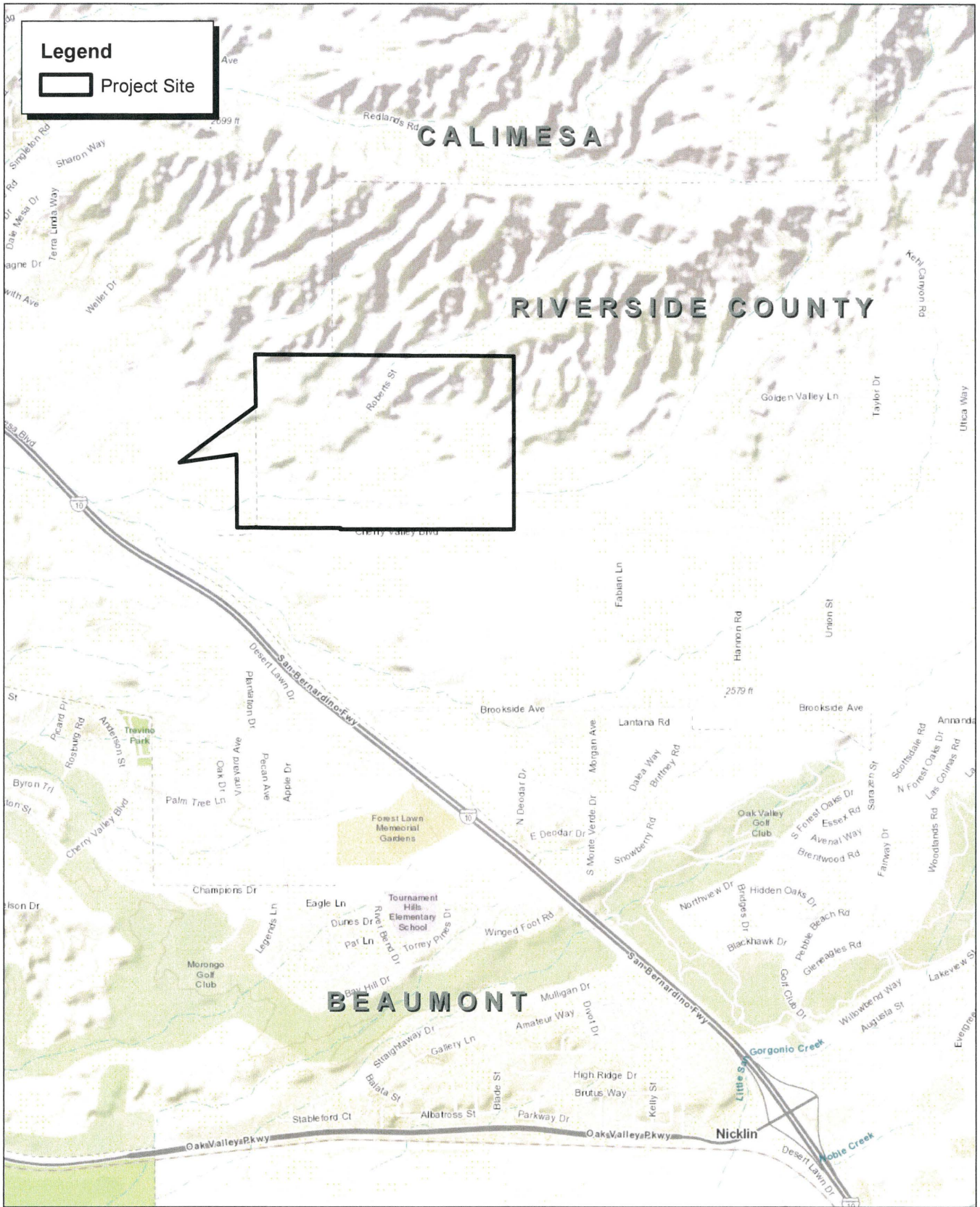
  
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Brett Dawson, Project Planner



Source: Census 2000 Data, The CaSIL.



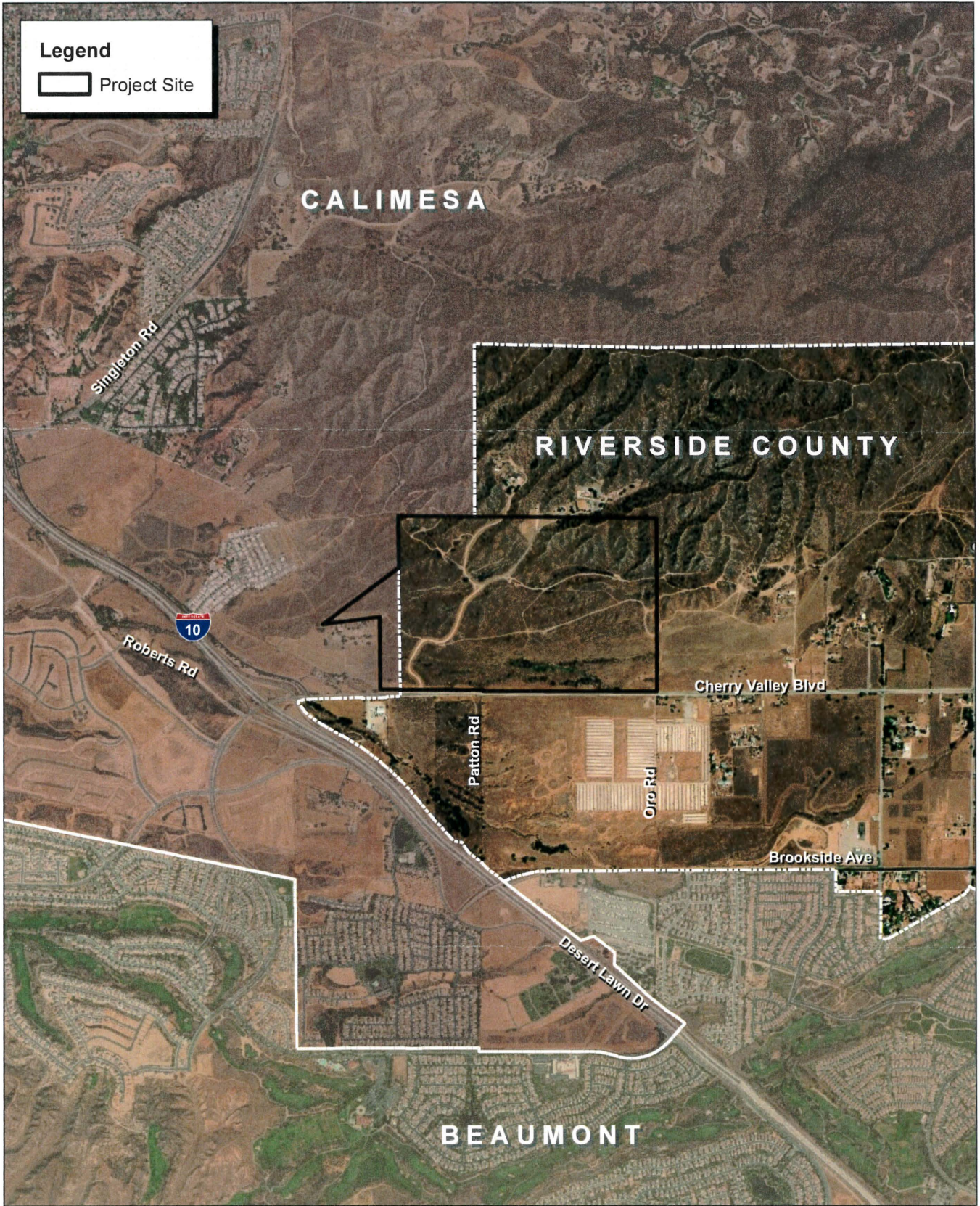
# Exhibit 1 Regional Location Map



Source: ESRI Street Map.



## Exhibit 2 Local Vicinity Map



Source: ESRI Aerial Imagery.



**Exhibit 3**  
**Local Vicinity Map**  
**Aerial Base**

