

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
19.1  
(ID # 5243)

**FROM : TLMA-PLANNING:**

**MEETING DATE:**  
Tuesday, October 3, 2017

**SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: GENERAL PLAN AMENDMENT NO. 1079, CHANGE OF ZONE NO. 7799, PLOT PLAN NO. 25337, PARCEL MAP NO. 36564, ENVIRONMENTAL IMPACT REPORT NO. 534 (FAST TRACK AUTHORIZATION NO. 2008-24) — Intent to Certify Environmental Impact Report No. 534 – Applicant: William A. Shopoff – Engineer: Urban Environs – 5th District – Cherry Valley Zoning District – Cherry Valley Gateway Policy Area, Cherry Valley Policy Area – The Pass Area Plan – Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of Cherry Valley Boulevard, easterly of Interstate 15 and westerly of Vineland Street – 230.0 Gross Acres – Zoning: Controlled Development (W-2) and Residential Agricultural (R-A-1) REQUEST: A General Plan Amendment to change from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Change of Zone is a change from Controlled Development Areas (W-2) to Industrial Park (I-P) with a portion remaining W-2. A Plot Plan for a distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, located on 229 acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space. The Parcel Map proposes to subdivide 229 gross acres into four parcels. APNs 407-220-004, 407-220-007, 402-220-008, 407-220-009, 407-220-016, & 407-220-017. APNs 407-270-012, 407-270-013 are not part of the project, but are part of improvements related to the project. [Applicant Fees 100%] (19.1 of 10/03/2017) (Public Hearing Closed)**


**ACTION: Policy**

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended with all modified conditions and findings, and staff is directed to prepare the necessary documents for final action.

Ayes: Tavaglione, Washington, Perez and Ashley  
Nays: Jeffries  
Absent: None  
Date: October 17, 2017  
xc: Planning

Kepia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 534**, which has been completed in compliance with the California Environmental Quality Act and the Riverside County CEQA implementation procedures, based on the findings and conclusions in the EIR; pending resolution adoption by the Board of Supervisors; and,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1079** changing the site's southern portion from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and Community Development: Public Facility (CD:PF) and the northern portion from Community Development: Very Low Density Residential to Open Space: Open Space Recreation (OS:OS-R) with a portion remaining Rural: Rural Mountainous as shown on Exhibit 6, based upon the findings and conclusions provided in the staff report and pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7799** changing the zoning classification for the subject property from Controlled Development Areas (W-2) to Industrial Park (I-P) as shown on Exhibit 3, based upon the findings and conclusions provided in the staff report, pending adoption of the zoning ordinance by the Board of Supervisors; and,
4. **APPROVE PLOT PLAN No. 25337** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,
5. **APPROVE PARCEL MAP NO. 36564**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The proposed Project, known as the San Gorgonio Crossing, includes General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plan No. 25337, Parcel Map No. 36564 and Environmental Impact Report No. 534 (the "Project"). The Project is a proposal to construct and operate an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors 30,000 square feet of office space, located on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the Project, and 84.8 acres would remain as natural open space (approximately 36 percent of the Project site). There are 16 acres that are located within the City of Calimesa that



**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

would be used for infrastructure purposes. Building 1 would cover approximately 811,000 square feet and Building 2 would cover approximately 1,012,760 square feet, for a total of approximately 1,823,760 square feet of floor area. Both industrial buildings will be designed to be eligible for Leadership in Energy and Environmental Design (LEED) Certification, and will be used primarily for warehousing, distribution, logistics and goods-movement uses. The Project also proposes to subdivide 229 gross acres into four parcels.

General Plan Amendment No. 1079 proposes to change the site's land use designation on the southern portion from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Public Facility (CD:PF). The land use designation on the northern portion of the site will change from Community Development: Very Low Density Residential to Open Space: Open Space Recreation (OS:OS-R) with a portion remaining Rural: Rural Mountainous.

Change of Zone No. 7799 proposes to change the existing zoning on the southern portion of the Project site from Controlled Development Areas (W-2) to Industrial Park (I-P). The northern portion of the site and a small portion on the eastern side of the Project site will remain zoned W-2.

Parcel Map No. 36564 is a schedule "E" Map that proposes to subdivide 229 gross acres into four parcels.

Plot Plan No. 25337 for an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors, 30,000 square feet of office space, located on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space (approximately 36 percent of the project site).

The Project is located immediately northeast of the I-10 freeway and west of the unincorporated community of Cherry Valley in Riverside County. Cherry Valley is characterized by large-lot residential, agricultural, and animal keeping uses, with a commercial core along Beaumont Avenue north of Cherry Valley Boulevard. The community is located south of the San Bernardino National Forest and bordered by the City of Beaumont to the south.

The EIR was circulated for public comment on November 28, 2016 and recirculated on May 26, 2017. There were a substantial number of opposition letters received from the surrounding community. There were 605 comment letters which were received for the first circulation, and 760 were received within the comment period of the recirculation. Any additional comment letters that were received after the comment period have been attached to this staff report package.

The project was granted Fast Track Authorization by the Riverside County Economic Development Agency on December 23, 2008, because the project will provide employment and revenue generation for Riverside County.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process.

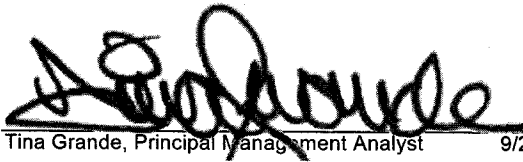
**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. **BOARD OF SUPERVISORS STAFF REPORT PACKET**
- B. **EIR 534**



Tina Grande, Principal Management Analyst

9/26/2017

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



19-1

1:30 p.m. being the time set for public hearing on the recommendation from Transportation and Land Management Agency/Planning regarding the Public Hearing on General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plan No. 25337, Parcel Map No. 36564, Environmental Impact Report No. 534 (Fast Track Authorization No. 2008-24) — Intent to Certify Environmental Impact Report No. 534 — Applicant: William A. Shopoff — Engineer: Urban Environs — 5th District — Cherry Valley Zoning District — Cherry Valley Gateway Policy Area, Cherry Valley Policy Area — The Pass Area Plan — Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) — Location: Northerly of Cherry Valley Boulevard, easterly of Interstate 15 and westerly of Vineland Street — 230.0 Gross Acres — Zoning: Controlled Development (W-2) and Residential Agricultural (R-A-1) REQUEST: A General Plan Amendment to change from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Change of Zone is a change from Controlled Development Areas (W-2) to Industrial Park (I-P) with a portion remaining W-2. A Plot Plan for a distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, located on 229 acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space. The Parcel Map proposes to subdivide 229 gross acres into four parcels. APNs 407-220-004, 407-220-007, 402-220-008, 407-220-009, 407-220-016, & 407-220-017. APNs 407-270-012, 407-270-013 are not part of the project, but are part of improvements related to the project. [Applicant Fees 100%], the Chairman called the matter for hearing.

Russell Brady, Planning Department Staff, presented the matter.

Bill Shopoff, Applicant  
Brian Rupp, Applicant

The following people spoke in opposition:

Lloyd White	Jeffery Lewis	Erika Birky
Nancy Carroll	Ron Roy	Susan Pratt
Jack Carroll	Colleen Partain	Kathy Hamnemam
John Gray	Doug Padgett	Marianna Spatt
Pamela Smyth	Joan Marie Patsky	David Castaldo
Michele Delph	James Robert Cruise II	Lynn Warren
Jay Honeyfield	Kristi Cruise	Diane Franklin
Dr. Timothy Krantz	Joe Wheeler	Patsy Reeley
Dana Roachat	Robert Gillume	Nancy Hall
Carol Fleming	Meagan Jackson	Samuel Trussell
Lynn Jenkins	Tina Krummerle	Mary Daniel
Steve Mehlman	Jennifer Hastings	James Krausz
Beverly Crowe	Pat Doherty	James Wright
Nancy Honeyfield	George Eldridge	Kathleen Dale
Marti McCammon	Linda Jean Foster	Robert DeCoster
Jon Heberling	Steven Street	

Continued on page 2

MINUTES OF THE BOARD OF SUPERVISORS  
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Item 19.1

Page 2

The following people spoke in favor:

Ken Our	Michael Dea
Fernando Soto	Loren Borstein
Daniel Brennan	Kimberly Powell
Frank Staudenmaier	Tonya Gallo
John Light	

The following people spoke neutral:

Leonardo Gonzalez

Closed the Public Hearing

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, IT WAS ORDERED that the public hearing is closed and the matter is continued to Tuesday, October 17, 2017 at 1:30 p.m. or as soon as possible thereafter.

Roll Call:

Ayes: Jeffries, Tavaglione, Perez and Ashley

Nays: None

Absent: Washington

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I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on October 3, 2017 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: October 3, 2017

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

(seal)

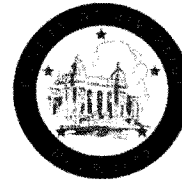
By: [Signature] Deputy

AGENDA NO.

19-1

xc: Planning, COB

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
19.1  
(ID # 5243)

**MEETING DATE:**

Tuesday, October 3, 2017

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 1079, CHANGE OF ZONE NO. 7799, PLOT PLAN NO. 25337, PARCEL MAP NO. 36564, ENVIRONMENTAL IMPACT REPORT NO. 534 (FAST TRACK AUTHORIZATION NO. 2008-24) — Intent to Certify Environmental Impact Report No. 534 – Applicant: William A. Shopoff – Engineer: Urban Environs – 5th District – Cherry Valley Zoning District – Cherry Valley Gateway Policy Area, Cherry Valley Policy Area – The Pass Area Plan – Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of Cherry Valley Boulevard, easterly of Interstate 15 and westerly of Vineland Street – 230.0 Gross Acres – Zoning: Controlled Development (W-2) and Residential Agricultural (R-A-1) REQUEST: A General Plan Amendment to change from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Change of Zone is a change from Controlled Development Areas (W-2) to Industrial Park (I-P) with a portion remaining W-2. A Plot Plan for a distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, located on 229 acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space. The Parcel Map proposes to subdivide 229 gross acres into four parcels. APNs 407-220-004, 407-220-007, 402-220-008, 407-220-009, 407-220-016, & 407-220-017. APNs 407-270-012, 407-270-013 are not part of the project, but are part of improvements related to the project. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 534**, which has been completed in compliance with the California Environmental Quality Act and the Riverside County CEQA implementation procedures, based on the findings and conclusions in the EIR; pending resolution adoption by the Board of Supervisors; and,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1079** changing the site's southern portion from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

– 0.60 Floor Area Ratio) and Community Development: Public Facility (CD:PF) and the northern portion from Community Development: Very Low Density Residential to Open Space: Open Space Recreation (OS:OS-R) with a portion remaining Rural: Rural Mountainous as shown on Exhibit 6, based upon the findings and conclusions provided in the staff report and pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7799** changing the zoning classification for the subject property from Controlled Development Areas (W-2) to Industrial Park (I-P) as shown on Exhibit 3, based upon the findings and conclusions provided in the staff report, pending adoption of the zoning ordinance by the Board of Supervisors; and,
4. **APPROVE PLOT PLAN No. 25337** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,
5. **APPROVE PARCEL MAP NO. 36564**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,

**ACTION: Policy**

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**MINUTES OF THE BOARD OF SUPERVISORS**

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS: Applicant Fees 100%</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The proposed Project, known as the San Gorgonio Crossing, includes General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plan No. 25337, Parcel Map No. 36564 and Environmental Impact Report No. 534 (the "Project"). The Project is a proposal to construct and operate an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors 30,000 square feet of office space, located on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the Project, and 84.8 acres would remain as natural open space (approximately 36 percent of the Project site). There are 16 acres that are located within the City of Calimesa that would be used for infrastructure purposes. Building 1 would cover approximately 811,000 square feet and Building 2 would cover approximately 1,012,760 square feet, for a total of approximately 1,823,760 square feet of floor area. Both industrial buildings will be designed to be eligible for Leadership in Energy and Environmental Design (LEED) Certification, and will be used primarily for warehousing, distribution, logistics and goods-movement uses. The Project also proposes to subdivide 229 gross acres into four parcels.

General Plan Amendment No. 1079 proposes to change the site's land use designation on the southern portion from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) and Community Development: Public Facility (CD:PF). The land use designation on the northern portion of the site will change from Community Development: Very Low Density Residential to Open Space: Open Space Recreation (OS:OS-R) with a portion remaining Rural: Rural Mountainous.

Change of Zone No. 7799 proposes to change the existing zoning on the southern portion of the Project site from Controlled Development Areas (W-2) to Industrial Park (I-P). The northern portion of the site and a small portion on the eastern side of the Project site will remain zoned W-2.

Parcel Map No. 36564 is a schedule "E" Map that proposes to subdivide 229 gross acres into four parcels.

Plot Plan No. 25337 for an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors, 30,000 square feet of office space, located

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space (approximately 36 percent of the project site).

The Project is located immediately northeast of the I-10 freeway and west of the unincorporated community of Cherry Valley in Riverside County. Cherry Valley is characterized by large-lot residential, agricultural, and animal keeping uses, with a commercial core along Beaumont Avenue north of Cherry Valley Boulevard. The community is located south of the San Bernardino National Forest and bordered by the City of Beaumont to the south.

The EIR was circulated for public comment on November 28, 2016 and recirculated on May 26, 2017. There were a substantial number of opposition letters received from the surrounding community. There were 605 comment letters which were received for the first circulation, and 760 were received within the comment period of the recirculation. Any additional comment letters that were received after the comment period have been attached to this staff report package.

The project was granted Fast Track Authorization by the Riverside County Economic Development Agency on December 23, 2008, because the project will provide employment and revenue generation for Riverside County.

**Impact on Residents and Businesses**

The impacts of this project have been evaluated through the environmental review and public hearing process.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. **BOARD OF SUPERVISORS STAFF REPORT PACKET**
- B. **EIR 534**

  
Tina Grande, Principal Management Analyst 9/26/2017





OFFICE OF THE  
CLERK OF THE BOARD OF SUPERVISORS  
1st FLOOR, COUNTY ADMINISTRATIVE CENTER  
P.O. BOX 1147, 4080 LEMON STREET  
RIVERSIDE, CA 92502-1147  
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM  
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR  
Assistant Clerk of the Board

September 19, 2017

THE PRESS ENTERPRISE  
ATTN: LEGALS  
P.O. BOX 792  
RIVERSIDE, CA 92501

TEL: (951) 368-9229  
E-MAIL: [legals@pe.com](mailto:legals@pe.com)

RE: NOTICE OF PUBLIC HEARING: GPA 1079; CZ 7799; PP 25337; PM 36564; EIR 534

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME on Friday, September 22, 2017.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

*Cecilia Gil*

Board Assistant to:  
KECIA HARPER-IHEM, CLERK OF THE BOARD

## Gil, Cecilia

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**From:** Legals <legals@pe.com>  
**Sent:** Tuesday, September 19, 2017 9:35 AM  
**To:** Gil, Cecilia  
**Subject:** Re: FOR PUBLICATION: GPA 1079 CZ 7799 PP 25337 PM 36564

Received for publication on 9/22. Proof with cost to follow.

Nick Eler

Legal Advertising Phone: **951-368-9222** / Fax: 951-368-9018 / E-mail: [legals@pe.com](mailto:legals@pe.com)  
Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish.  
\*\*Additional days required for larger ad sizes\*\*  
\*\*Employees of The Press-Enterprise are not able to give legal advice of any kind\*\*

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## The Press-Enterprise PE.com / La Prensa

On Tue, Sep 19, 2017 at 9:19 AM, Gil, Cecilia <[CCGIL@rivco.org](mailto:CCGIL@rivco.org)> wrote:

One more Notice for publication on Friday, Sept. 22, 2017. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Fax (951) 955-1071

Mail Stop# 1010

[ccgil@rivco.org](mailto:ccgil@rivco.org)

<http://rivcocob.org/>

## **CERTIFICATE OF POSTING**

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 19, 2017, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

### **NOTICE OF PUBLIC HEARING**

GPA 1079; CZ 7799; PP 25337; PM 36564 EIR 534

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507.  
Upon completion of posting, the County Clerk will provide the required certification of posting.

**Board Agenda Date:** October 3, 2017 @ 10:30 AM

SIGNATURE: Cecilia Gil      DATE: September 19, 2017  
Cecilia Gil

## Gil, Cecilia

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**From:** Garrett, Nancy <ngarrett@asrclkrec.com>  
**Sent:** Tuesday, September 19, 2017 9:46 AM  
**To:** Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann  
**Subject:** RE: FOR POSTING: GPA 1079 etc. & GPA 1218

Good Morning Cecilia,

Filings have been received and will be posted.

Have a great day,



ASSASSOR-COUNTY CLERK-RECORDER  
Riverside County, CA

*Nancy Garrett*

ACR Tech II  
Clerks Office-Gateway  
951-486-7427 micro 7-7427

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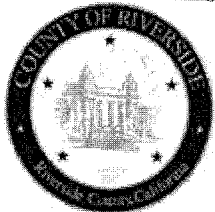
**From:** Gil, Cecilia [mailto:CCGIL@RIVCO.ORG]  
**Sent:** Tuesday, September 19, 2017 9:21 AM  
**To:** Buie, Tammie <tbuie@asrclkrec.com>; Garrett, Nancy <ngarrett@asrclkrec.com>; Kennemer, Bonnie <bkenname@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>  
**Subject:** FOR POSTING: GPA 1079 etc. & GPA 1218

Good morning!

Notices of Public hearing, for posting. Please confirm. THANK YOU!

*Cecilia Gil*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon St., 1st Floor, Room 127  
Riverside, CA 92501  
(951) 955-8464 Fax (951) 955-1071  
Mail Stop# 1010  
[ccgil@rivco.org](mailto:ccgil@rivco.org)  
<http://rivcocob.org/>



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain **information that is privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLOT PLAN, AND PARCEL MAP, IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, October 3, 2017 at 1:30 P.M. or as soon as possible thereafter, to consider an application submitted by William A. Shopoff – Urban Environs, on (FTA 2008-24) **General Plan Amendment No. 1079**, which proposes to change the land use from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum); **Change of Zone No. 7799**, which proposes to change the zoning from Controlled Development Areas (W-2) to Industrial Park (I-P) with a portion remaining W-2, or such other zones as the Board may find appropriate; **Plot Plan No. 25337**, which proposes an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors 30,000 square feet of office space, located on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space (approximately 36 percent of the project site);, and **Parcel Map No. 36564**, which proposes to subdivide 229 gross acres into four parcels (“the project”). The project is located northerly of Cherry Valley Boulevard, easterly of Interstate 10 and westerly of Vineland Street, within the Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan, Fifth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended certification of **Environmental Impact Report No. 534**, which can be viewed at: <http://planning.rctlma.org/Home/PlanningNotices/EIRNo534-SanGorgonio.aspx>

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [Bdawson@rivco.org](mailto:Bdawson@rivco.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 19, 2017

Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

## CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to  
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on September 19, 2017, I mailed a copy of the following document:

### NOTICE OF PUBLIC HEARING

GPA 1079; CZ 7799; PP 25337; PM 36564 EIR 534

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

**Board Agenda Date:** October 3, 2017 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: September 19, 2017  
Cecilia Gil

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 31, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07799/GPA01079/PM36564/PP25337/EIR00534 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

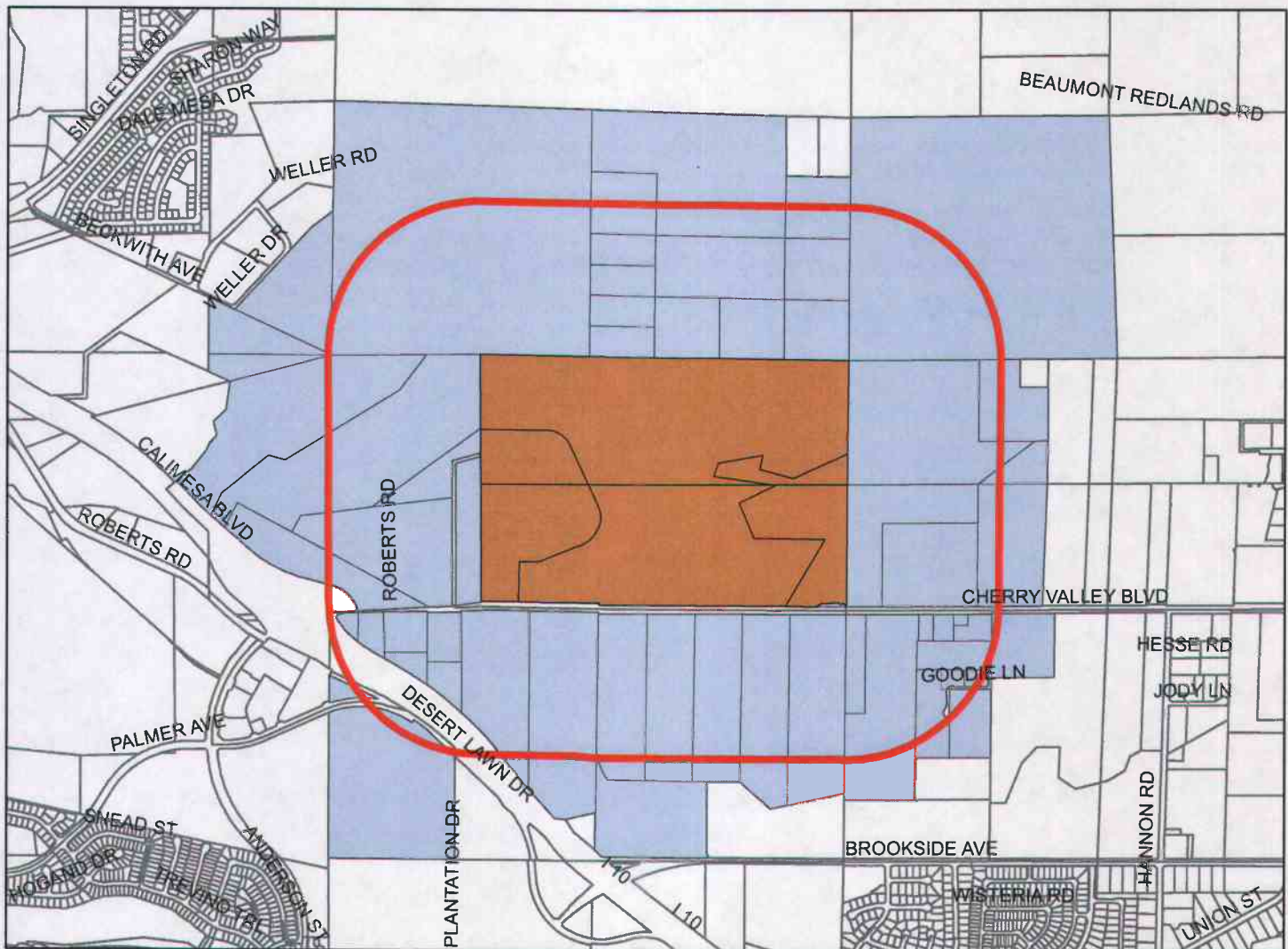
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# **CZ07799/GPA01079/PM36564/PP25337/EIR00534 (1600 feet buffer)**



**Selected Parcels**

407-200-009	407-200-011	407-200-012	407-210-001	407-210-002	407-210-004	407-090-015	413-270-002	413-270-008	413-260-014
407-190-013	413-270-001	413-270-007	407-090-014	407-190-016	407-190-017	407-230-022	407-230-023	407-230-024	407-230-025
407-230-026	407-230-027	407-190-012	407-230-029	407-090-001	407-090-011	407-230-016	407-230-017	407-230-011	407-190-024
407-090-010	407-230-006	407-230-030	407-190-018	407-090-002	413-290-041	407-090-013	407-180-004	407-190-015	413-780-009
413-270-003	413-270-015	407-090-006	407-190-014	407-190-006	407-090-007	407-190-019	413-280-018	413-280-027	407-090-008
407-090-009	407-190-022	407-220-004	407-220-007	407-220-008	407-220-009	407-220-014	407-220-016	407-220-017	413-270-012
413-270-013	407-090-012	407-090-003	407-100-001	413-270-004	413-270-014	407-230-004	407-230-018		



1,800 900 0 1,800 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.





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ASMT: 407090001, APN: 407090001  
HUGH HOLBERT  
1921 BAJA VISTA WAY  
CAMARILLO CA 93110

ASMT: 407090014, APN: 407090014  
CINDY HELTON  
9881 ROBERTS AVE  
BEAUMONT, CA. 92223

ASMT: 407090006, APN: 407090006  
MARTA MACIAS, ETAL  
514 E G ST  
COLTON CA 92324

ASMT: 407090015, APN: 407090015  
ALISA HAFFNER  
9201 GIBSON LN  
POTTER VALLEY CA 95469

ASMT: 407090007, APN: 407090007  
PATRICIA DILG, ETAL  
9622 STIKINE ST  
JUNEAU AK 99801

ASMT: 407100001, APN: 407100001  
COLLEEN KURSCHINSKI, ETAL  
36375 BUMBLE SKY RD  
WINCHESTER CA 92596

ASMT: 407090009, APN: 407090009  
STEPHEN HILARIO  
9975 ROBERTS ST  
BEAUMONT, CA. 92223

ASMT: 407180004, APN: 407180004  
ANGELA NIKODINOV, ETAL  
803 EASTMAN PL  
SAN PEDRO CA 90731

ASMT: 407090010, APN: 407090010  
ERIKA BIRKY, ETAL  
9865 ROBERTS ST  
BEAUMONT, CA. 92223

ASMT: 407190006, APN: 407190006  
RICHARD FRANCO  
10757 FABIAN LN  
BEAUMONT, CA. 92223

ASMT: 407090011, APN: 407090011  
IGNACIO GARCIA  
916 PENNSYLVANIA AVE  
BEAUMONT CA 92223

ASMT: 407190012, APN: 407190012  
DANIEL SALTER  
10566 FABIAN LN  
BEAUMONT, CA. 92223

ASMT: 407090013, APN: 407090013  
VERNON WHEELER, ETAL  
P O BOX 672  
CALIMESA CA 92320

ASMT: 407190013, APN: 407190013  
ANTONIO QUEZADA  
37321 CHERRY VALLEY BLV  
BEAUMONT, CA. 92223

(497) GPA1079



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RANDY MEYERS  
37303 CHERRY VALLEY BLV  
CHERRY VALLEY CA 92223

ASMT: 407230011, APN: 407230011  
KMJD IRREVOCABLE TRUST  
11828 AMETHYST CT  
MIRA LOMA CA 91752

ASMT: 407190015, APN: 407190015  
NICOLAS ALDAMA  
223 W M ST  
COLTON CA 92324

ASMT: 407230017, APN: 407230017  
JUDY WATSON, ETAL  
C/O WATSON & ASSOCIATES  
101 MAIN ST STE A  
SEAL BEACH CA 90740

ASMT: 407190018, APN: 407190018  
MAC DADDY DEV  
C/O RONALD L MCAMIS  
38 BALBOA COVES  
NEWPORT BEACH CA 92663

ASMT: 407230018, APN: 407230018  
CHARLENE WYNN, ETAL  
632 S HOPE AVE  
ONTARIO CA 91761

ASMT: 407190019, APN: 407190019  
SUSAN PRATT, ETAL  
10711 FABIAN LN  
BEAUMONT, CA. 92223

ASMT: 407230027, APN: 407230027  
CV BEAUMONT 1  
C/O SCOTT HOMAN  
3121 MICHELSON DR STE 150  
IRVINE CA 92612

ASMT: 407190022, APN: 407190022  
SUSAN TURLEY  
37225 GOODIE LN  
CHERRY VALLEY CA 92223

ASMT: 407230029, APN: 407230029  
EAST SECOND STREET  
C/O CHRIS TAYLOR  
315 W 3RD ST  
SANTA ANA CA 92701

ASMT: 407190024, APN: 407190024  
LI LEE, ETAL  
869 W 17TH ST  
UPLAND CA 91785

ASMT: 407230030, APN: 407230030  
AIMEE FRENCH, ETAL  
39610 GRAND AVE  
CHERRY VALLEY CA 92223

ASMT: 407210004, APN: 407210004  
ALBOR PROP III  
11766 WILSHIRE BLV NO 820  
LOS ANGELES CA 90025

ASMT: 413260014, APN: 413260014  
MARIA NOLAN, ETAL  
1345 STABLE GLEN DR  
NORTH LAS VEGAS NV 89031



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ASMT: 413270002, APN: 413270002  
AMERICAN SPECTRUM DUNHAM PROP  
2401 FOUNTAINVIEW NO 750  
HOUSTON TX 77057

ASMT: 413290041, APN: 413290041  
MERLIN PROP  
P O BOX 891  
LONG BEACH CA 90801

ASMT: 413270007, APN: 413270007  
AVMGH THREE GOLDEN PALMS LTD PARTNERSHIP  
12139 PARAMOUNT BLV  
DOWNEY CA 90242

ASMT: 413780009, APN: 413780009  
NORTHLIGHT TRUST I  
NORTHLIGHT CAPITAL PARTNERS  
64 WALL ST SUITE 212  
NORWALK CT 6850

ASMT: 413270008, APN: 413270008  
AMERICAN SPECTRUM DUNHAM PROP  
12000 WESTHEIMER RD 230  
HOUSTON TX 77077

ASMT: 413270013, APN: 413270013  
TSG CHERRY VALLEY  
C/O WILLIAM A SHOPOFF  
2 PARK PLAZA STE 700  
IRVINE CA 92614

ASMT: 413270014, APN: 413270014  
VITALON INV CO  
5225 VIA BRUMOSA  
YORBA LINDA CA 92686

ASMT: 413270015, APN: 413270015  
JANET GUDGELL, ETAL  
C/O JANET GUDGELL  
P O BOX 487  
CALIMESA CA 92320

ASMT: 413280027, APN: 413280027  
STEARNS PROP  
9840 N FIRERIDGE TRL  
FOUNTAIN HILLS AZ 85268



Margaret Fuge  
1711 Brittney Rd  
Beaumont CA 92223

Judith Kropf  
1570 Cattle Piper Lane  
Beaumont CA 92223

Marla J Walton  
1184 Lantana Rd  
Beaumont CA 92223

Elaine Semones  
1168 Saguro Rd  
Beaumont CA 92223

Patreen Grona  
1729 Brittaney Road  
Beaumont CA 92223

Paul Fogal  
10961 desert Lawn Dr SPC 387  
Calimesa CA 92320

David M James  
1167 Wisteria Way  
Beaumont CA 92223

Sandra Barrett  
10961 Desert Lawn Drive Spc 232  
Calimesa CA 92320

Linda L Reed  
10961 Desert Lawn Drive Space 552  
Calimesa Ca 92320

Frances Flanneds  
41045 Mohawk Circle  
Cherry Valley CA 92223

Majorie and William Roberts  
40812 Laredo Trail  
Cherry Valley CA 92223

Jeff Elser  
9089 Whispering Pines Road  
Cherry Valley CA 92223

Velena M Krager  
10320 Calimesa Blvd Sp 293  
Calimesa Ca 92320

June Hedland  
35650 Champagne Dr.  
Calimesa CA 92320

Earl Batdorf  
10320 Calimesa Blvd Space 202  
Calimesa CA 92320

Robert Trujillo  
10320 Calimesa blvd  
Calimesa Ca 92320

Kane De Meo  
766 Pine Valley  
Banning CA 92220

Patricia Macy  
9678 Terra Linden Way  
Calimesa CA  
92320

Carol Wiley  
15457 Eto Camino Road  
Victorville CA 92394

Mel S Irwin  
1188 Wisteria Way  
Beaumont CA 92223

Bill Zimmerman  
1738 Dalea Way  
Beaumont Ca 92223

Jack Clark  
1590 Tanglewood Court  
Beaumont CA 92223

Ann Hashbergan  
1164 Lantana Road  
Beaumont CA 92223

Lois Ingham  
1736 Desert Poppy Lane  
Beaumont CA 92223

Sharon Solis  
1770 North Forest Oaks Drive  
Beaumont CA 92223

Rosemary Burton  
1714 N Forest Oaks Dr  
Beaumont CA 92223

Maureen Jogina  
10291 Bel Air Drive  
Cherry Valley CA 92223

Roger Hedlund  
35650 Champagne  
Calimesa Ca 92320

Diana Mangen  
1041 Northview Dr  
Beaumont CA 92223

Mary Melman  
1736 Desert Almond Way  
Beaumont CA 92223

Glen Bradd  
1732 Desert Almond Way  
Beaumont CA 92223

RowRoy  
35161 Hogan Dr  
Beaumont Ca 92223

Robert L Mantus  
1746 Snowberry Rd  
Beaumont CA 92223

Carol S Fogal Spc 387  
10961 desert Lawn Dr.  
Calimesa Ca 92320

Cristy and Harold Muccillo  
0672 Hannon Road  
Cherry Valley CA 92223

Steven Mehlman  
1736 desert Almond Way  
Beaumont CA 92223

Kane Demeo  
766 Pine Valley Rd  
Banning CA 92220

Patrick Leahy  
1687 Woodlands Rd.  
Beaumont CA 92223

Cathy Frates  
1719 Brittney Road  
Beaumont CA  
92223

Wanda Joyce Bartholemew  
1645 Hibiscus Ct  
Beaumont CA 92223

K Lewis  
10961 Desert Lawn Dr  
SPC 148  
Calimesa CA 92320

Richard Donovan  
40801 Cheyenne Trail  
Cherry Valley CA 92223

Jodi Lindman  
933 Southwind Ct.  
Beaumont CA 92223

Jennette Yates  
10961 Desert Lawn Dr #173  
Calimesa CA 92320

Herman Escobar  
10320 Calimesa Blvd #255  
Calimesa CA 92320

Charles E Friese  
2033 Rivera Ave  
Banning CA 92220

Rudolfo N & Yolanda Velasco  
1741 Desert Almond Way  
Beaumont CA 92223-8611

Roger Hedlund  
35650 Champagne Drive  
Calimesa CA 92320

Ann Bechtholdt  
1512 Baxter Woods  
Beaumont CA 92223

The Leach Family  
39588 Franzl Court  
Cherry Valley CA 92223

Constance Miles  
1523 High Meadow Dr  
Beaumont CA 92223

David A Dognia  
10291 Bel Air Dr  
Cherry Valley CA 92223

Susan Gagon  
10760 Deerfield Dr  
Cherry Valley CA 92223

Diane and Seamus OConnor  
1762 No. Forest Oaks Dr  
Beaumont CA 92223

ATTN: James O. Wallace  
Agricultural Commissioner's Office,  
Riverside County  
Mail Stop 1250

ATTN: Maryann Cassaday  
AT&T  
3939 E. Coronado, 2nd Floor  
Anaheim, CA 92807

ATTN: Larry Lapre'  
Audubon Society,  
San Bernardino Valley  
P.O. Box 10973  
San Bernardino, CA 92423-0973

California State  
Dept. of Parks & Recreation  
1416 9th St., Rm 1435  
P.O. Box 942896  
Sacramento, CA 95814

ATTN: Borre Winckel  
Building Industry Assoc.  
3600 Lime St., Suite 221  
Riverside, CA 92501-2973

CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 726  
San Bernardino, CA 92401-1400

ATTN: Community Developmnt Director  
City of Calimesa  
908 Park Avenue  
Calimesa CA 92320

ATTN: Sue Haight  
California State  
Dept. of Water Resources  
P.O. Box 942836  
Sacramento, CA 94236-0001

ATTN: Planning Department  
City of Banning  
99 E. Ramsey Street  
Banning CA 92220

ATTN: Community Development Director  
City of Yucaipa  
34272 Yucaipa Boulevard  
Yucaipa CA 92399

ATTN: Nadell Gayou  
California State  
Water Resources Control Board  
1001 I St.  
Sacramento, CA 95814-2828

County of Mojave  
Planning and Zoning Department  
3675 E. Andy Devine Avenue  
Kingman Arizona 86401

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

ATTN: Director of Planning  
City of Beaumont  
550 East 6th Street  
Beaumont CA 92223

ATTN: Robert E. Perkins  
Farm Bureau, Riverside County  
21160 Box Springs Rd., Suite 102  
Moreno Valley, CA 92557

ATTN: Warren A. Beck, P.E.  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Rob Moran  
Economic Development Agency,  
Riverside County  
Mail Stop 1330

ATTN: Dan Silver  
Endangered Habitats League  
8424-A Santa Monica Blvd., Suite 592  
Los Angeles, CA 90069-4267

ATTN: Damien Meins  
Environmental Resources Mngmt Div.,  
Riverside County

Executive Office, Riverside County  
Mail Stop 1020

ATTN: 452 MSG/CE610  
March Air Reserve Base  
Meyer Dr., Building 2403  
March ARB, CA 92518

ATTN: Susan Pangell  
Morongo Tribal Council  
11581 Potrero Rd.  
Banning, CA 92220

Attn: Diana Ruiz  
Riverside-Corona Resource Conservation  
District  
4500 Glenwood Dr., Bldg B  
Riverside, CA 92501

Planning & Development Service,  
Orange County  
300 N. Flower St.  
P.O. Box 4048  
Santa Ana, CA 92703-5000

ATTN: Planning Manager  
Planning Department,  
City of Calimesa  
P.O. Box 1190  
Calimesa, CA 92320

ATTN: Ruthanne Taylor Burger  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

Planning Department,  
La Paz County of Assessor  
1112 S. Joshua Ave., Suite 205  
Parker, AZ 85344-5756

Planning Department,  
San Bernardino County  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415-1002

Planning Department,  
San Diego County  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
4600 Crestmore Rd., Mail Stop 2970  
Riverside, CA 92509-6858

Regional Waste Water,  
Western Riverside County  
3403 Tenth St., Suite 610  
Riverside, CA 92501-3670

ATTN: Jurg Heuberger  
Planning Department, Imperial County  
939 Main St., Suite B-1  
El Centro, CA 92243-2843

ATTN: Michael McCoy  
Riverside Transit Agency  
P.O. Box 2800  
Riverside, CA 92517-1968

Resource Conservation District,  
San Jacinto Basin  
950 N. Ramona Blvd., Suite 6  
San Jacinto, CA 92582

San Jacinto Ranger Station,  
Forest Service  
U.S. Department of Agriculture  
54270 Pinecrest  
P.O. Box 518  
Idyllwild, CA 92549

ATTN: George B. Hague  
Sierra Club  
26711 Ironwood Ave.  
Moreno Valley, CA 92555

Santa Rosa  
Band of Cahuilla Mission Indians  
325 N. Western St.  
Hemet, CA 92343

ATTN: Eric H. Roth, Manager  
Southern California  
Assoc. of Governments  
818 W. 7th St., 12th Floor  
Los Angeles, CA 90017-3407

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Transportation Department,  
Riverside County  
Mail Stop 1080

Cultural Program Director  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto California 92581

Tom Paulek  
CDFG, San Jacinto Wildlife Area  
17050 Davis Road  
Lakview, CA 92567

Verizon  
83-793 Dr. Carreon Blvd.  
Indio, CA 92201

Waste Resources Management,  
Riverside County  
Mail Stop 5950

Carol Gaubatz  
Program Analyst  
Native American Heritage Commission  
915 Capitol Mall, Room 364  
Sacramento, CA 95814

California Department of Fish and Wildlife  
Inland Desert/Eastern Sierra Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764

Anthony Largo  
Environmental Coordinator  
Ramona Band of Mission Indians  
P.O. Box 391372  
Anza, CA 92539

Mark Macarro, Chairperson  
Pechanga Band of Mission Indians  
P. O. Box 1477  
Temecula, CA 92593

Britt W. Wilson  
Cultural Resource Coordinator  
Morongo Band of Mission Indians  
245 N. Murray Street, Suite C  
Banning, CA 92220

Paul Macarro, Coordinator  
Pechanga Cultural Resources  
P. O. Box 2183  
Temecula, CA 92593

Tony Mejia  
Governmental Operations Assistant  
San Manuel Band of Mission Indians  
26569 Community Center Drive, 2nd Floor  
Highland, CA 92346

Riv. Co. LAFCO  
Attn: George J. Spilotis, Executive Dir.  
3850 Vine Street, Suite 110  
Riverside, CA 92507-4277

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

Attn: Sally Brown  
US Fish and Wildlife Service  
6010 Hidden Valley Road  
Carlsbad, CA 92009

Debra O'Brien  
Friends of Nuevo Community Council  
PO Box 647  
Nuevo, CA 92567

Center for Biological Diversity  
PO Box 493  
Idyllwild, CA 92549

U.S. Army Corps of Engineers  
Los Angeles District - Regulatory Branch  
Attn: Crystal L. Marquez  
911 Wilshire Blvd.  
Los Angeles, CA 90017

Eastern Information Center  
Department of Anthropology  
University of California  
Riverside, CA 92521

ATTN: Ken Corey  
Palm Springs Fish and Wildlife Office  
777 E. Tahquitz Canyon Way, #208  
Palm Springs CA 92262

South Coast Air Quality Mgmt. District  
Attn: Ian MacMillian  
21865 E. Copley Drive  
Diamond Bar, CA 91765-4182

Metropolitan Water District of So.  
California  
Attn: Harry Bannerman  
700 North Alameda Street  
Los Angeles, CA 90012-2944

Department of Conservation  
801 K Street, MS 13-71  
Sacramento, CA 95814-3500

California Native Plant Society  
c/o Ms. Kate Barrows  
Rancho Santa Ana Botanic Garden  
1500 North College Avenue  
Claremont, CA 91711-3157

Regional Water Quality Control Board #8  
CEQA Review 05-227E  
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1078 Northview Drive  
Beaumont CA 92223

Frank and Rebeca Norwood  
1292 Early Blue Lane  
Beaumont CA 92223

Jim Overturf  
10320 Calimesa Blvd, Space 500  
Calimesa CA 92320

Carla Bracken  
1690 Landwark Way  
Beaumont CA 92223

Cathy and Henry Frates  
1719 Brittney Road  
Beaumont CA 92223

Kenny Maxam  
10513 Magnolia Avenue, F8  
Beaumont CA 92223

Oscar Uruanga  
2 Park Plaza, #200  
Irvine CA 92644

Glenn Stull  
38546 Vineland Street, #13  
Cherry Valley CA 92223

Jim Blanchflower  
769 Amber Sky Street  
Banning CA 92220

Sue and Geoff Wilson  
343 Calvert Park  
Beaumont CA 92223

Glenn and Mary Shelley  
34450 Oak View Lane  
Cherry Valley CA 92223

Penny Atwood  
981 W George Street  
Banning CA 92220

Tanya Martinez  
1318-A Rover Lane  
Beaumont CA 92223

John Grey  
9443 Sharondale Road  
Calimesa CA 92320

Nancy Hall  
P.O Box 716  
Beaumont CA 92223

Belinda Kritz  
10445 Cimarron Trl.  
Cherry Valley CA 92223

Highland Springs Village  
10370 Overland Trl.  
Cherry Valley CA 92223

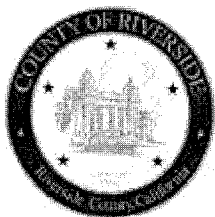
## Gil, Cecilia

---

**From:** Harper-Ihem, Kecia  
**Sent:** Monday, September 18, 2017 5:40 PM  
**To:** Gil, Cecilia  
**Cc:** Rector, Kimberly; BOYDD, April  
**Subject:** FW: October 3rd Board date - PP 25337 - Schedule advertisement for 1:30 p.m.  
**Importance:** High

FYI

Kecia Harper-Ihem  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1061  
[Kharper-ihem@rivco.org](mailto:Kharper-ihem@rivco.org)  
[www.rivcocob.org](http://www.rivcocob.org)



"It's a terrible thing to see and have no vision." – Helen Keller

The County Administrative Center is open Monday through Friday. Business hours for the Clerk of the Board Office are 8:00 a.m. to 5:00 p.m.

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**From:** Perez, Juan  
**Sent:** Saturday, September 2, 2017 7:50 AM  
**To:** Smith, Ray <raysmith@RIVCO.ORG>  
**Cc:** Harper-Ihem, Kecia <KHARPER-IHEM@RIVCO.ORG>; Henderson, Roy <rdhenderson@rivco.org>; Montanez, Gilbert <GMontanez@RIVCO.ORG>; Leach, Charissa <cleach@rivco.org>; Brandl, Lisa <LisaBrandl@RIVCO.ORG>; Grande, Tina <tgrande@RIVCO.ORG>  
**Subject:** Re: October 3rd Board date

Ray, I'm thinking the lobby chairs should be enough....

Charissa, spoke with George and Lisa yesterday about starting the land use items at 1:30 that day, so the Board can get through the morning session and closed session before jumping into the long hearing.

Let's please work with Kecia and her team to advertise this for a 1:30 agenda for the land use items. Do we have any other land use items that already have been advertised for the 30 days for the regular time that we need to consider?

Thanks all.

Sent from my iPhone

On Aug 28, 2017, at 10:24 AM, Smith, Ray <[raysmith@RIVCO.ORG](mailto:raysmith@RIVCO.ORG)> wrote:

Hi Juan,

We can put about 100 chairs in the lobby. Do you expect we will need chairs only in the lobby, or would you expect overflow beyond that?

In the past we occasionally set up chairs outside, with a speaker system so people outside could hear what's going on in the meeting. People tend not to sit there, though, because they want to see what's going on.

Ray

On Aug 25, 2017, at 12:12 PM, Perez, Juan <[JCPEREZ@RIVCO.ORG](mailto:JCPEREZ@RIVCO.ORG)> wrote:

Want to give you an early heads-up that this meeting will be extremely long due to a very controversial land use item (warehouse in Cherry Valley), and may likely go well into the evening with hundreds in attendance. Ray, will need to set up extra chairs, and brief you ahead of time on the press inquiries. Once the hearing is advertised and date fully confirmed we will send out a message to the Board so that they can plan for it.

Thanks.

Juan C. Perez  
Director of Transportation and Land Management  
Transportation and Land Management Agency  
County of Riverside  
[JCPerez@RIVCO.org](mailto:JCPerez@RIVCO.org) (Note My New Email Address)  
951-955-6742  
<image001.png>

[How are we doing?](#) Click the link to tell us

October 9, 2017

Supervisors Jeffries, Tavaglione, Washington, Perez and Ashley  
County Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, California 92501

RE: Public Hearing on General Plan Amendment No. 1079, Change of  
Zone No. 7799 (Gateway/San Gorgonio Crossing Warehouse)

Dear Supervisors Jeffries, Tavaglione, Washington, Perez and Ashley:

I was in attendance of last Tuesday's hearing and I wanted to thank all of the Supervisors for listening to both sides. I am one of the people who is in opposition of building a mega warehouse at this location. I am sure with more thought and consideration, a better plan could be devised to suit everyone.

Before you make your final decision, I would hope that all of you have personally visited the proposed mega warehouse location in Cherry Valley. I think that this would help in making your very difficult and unbiased decision (which I hope and pray is "NO").

Sincerely,



Ronnie Zacker  
1013 Riviera Court  
Beaumont, CA 92223  
951-846-3305

5243  
10/17/17 19.1  
2017-10-136958

Ronnie Zacker  
1013 Riviera Ct  
Beaumont, CA 92223

RECEIVED RIVERSIDE COUNTY  
CLERK / BOARD OF SUPERVISORS

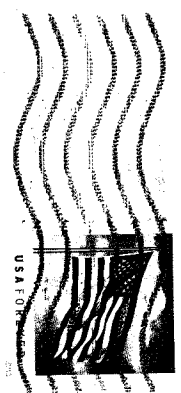
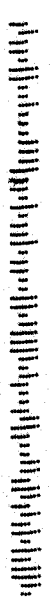
SN BERNARDINO CA 924

10 OCT 2017 PM 7 L

2017 OCT 12 AM 10:53

Superior Jeffries, Kraglow, Washington,  
Hess and Wadley  
County Administrative Center  
4080 Hemm Street, 5th Floor  
Riverside, CA 92501

9250133634 0016





**Maxwell, Sue**

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**From:** Maxwell, Sue  
**Sent:** Tuesday, October 17, 2017 8:24 AM  
**To:** 'Kathleen Dale'; Dawson, Brett; Harper-Ihem, Kecia  
**Subject:** RE: Public Comment 10/17/17 Board of Supervisors Hearing - 1:30 Session, Item 19.1, San Gorgonio Crossing

Tracking:	Recipient	Read
	'Kathleen Dale'	
	Dawson, Brett	
	Harper-Ihem, Kecia	Read: 10/17/2017 8:44 AM

Good morning Ms. Dale,

The Clerk of the Board is in receipt of your letter sent via email regarding the San Gorgonio Crossing, Agenda Item 19.1, and has included it in the record for the October 17, 2017 Board meeting.

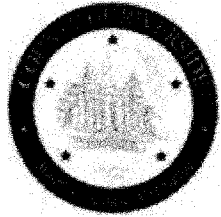
The recommended motions indicate that the actions taken by the Board today are tentative and are subject to further future actions taken at a subsequent Board meeting.

I hope this helps answer your question and concern, and wish you a pleasant day.

Sincerely,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>



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**From:** Kathleen Dale [mailto:kdalenmn@aol.com]  
**Sent:** Monday, October 16, 2017 7:59 PM  
**To:** Dawson, Brett <BDawson@RIVCO.ORG>; Harper-Ihem, Kecia <KHARPER-IHEM@RIVCO.ORG>; COB <COB@RIVCO.ORG>  
**Subject:** 10/17/17 Board of Supervisors Hearing - 1:30 Session, Item 19.1, San Gorgonia Corssings

Mr. Dawson and Ms. Harper-Ihem - I paged through the materials posted with the agenda late last week and again late this morning and did not find any proposed resolutions or ordinances to support either approval or denial of the proposed actions.

Would you please explain what the public can expect as to the nature of tomorrow's proceedings? It is hard to understand how any action can be taken without prior public access to the proposed decision documents.

Thank you for your prompt reply,

10/17/17 19.1  
2017-10-139082

**Maxwell, Sue**

---

**From:** George Hague <gbhague@gmail.com>  
**Sent:** Monday, October 16, 2017 10:59 PM  
**To:** Dawson, Brett  
**Cc:** COB  
**Subject:** San Gorgonio Crossings = Please Vote No

Dear Supervisors,

Properly zoned lands for this project exist in the adjacent City of Beaumont and they have good access to SR-60 and/or I-10. Please tell the developer if he wishes to build his project in the pass, then he needs to put it in a properly designated site.

Why doesn't the current agenda have a draft resolution or ordinance to support the decision on the CEQA documentation or the various planning applications? The public should be provided this information before the meeting so we can give input. Are we to assume that there will not be a decision on the San Gorgonio Crossing project on Tuesday October 17th?

Thank you,

George Hague

10/17/17 19.1  
2017-10-137081

## Maxwell, Sue

---

**From:** Kathleen Dale <kdalenmn@aol.com>  
**Sent:** Tuesday, October 17, 2017 8:33 AM  
**To:** Maxwell, Sue; Dawson, Brett; Harper-Ihem, Kecia  
**Subject:** Re: Public Comment 10/17/17 Board of Supervisors Hearing - 1:30 Session, Item 19.1, San Gorgonio Crossing

Thanks so much for your prompt and complete response!

Kathy

-----Original Message-----

**From:** Maxwell, Sue <smaxwell@RIVCO.ORG>  
**To:** Kathleen Dale <kdalenmn@aol.com>; Dawson, Brett <BDawson@RIVCO.ORG>; Harper-Ihem, Kecia <KHARPER-IHEM@RIVCO.ORG>  
**Sent:** Tue, Oct 17, 2017 8:24 am  
**Subject:** RE: Public Comment 10/17/17 Board of Supervisors Hearing - 1:30 Session, Item 19.1, San Gorgonio Crossing

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The recommended motions indicate that the actions taken by the Board today are tentative and are subject to further future actions taken at a subsequent Board meeting.

I hope this helps answer your question and concern, and wish you a pleasant day.

Sincerely,

*Sue Maxwell*

Board Assistant  
Clerk of the Board of Supervisors  
4080 Lemon Street, 1<sup>st</sup> Floor, Room 127  
Riverside, CA 92501  
(951) 955-1069 Fax (951) 955-1071  
Mail Stop #1010  
[smaxwell@rivco.org](mailto:smaxwell@rivco.org)  
<http://rivcocob.org/>

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**From:** Kathleen Dale [<mailto:kdalenmn@aol.com>]  
**Sent:** Monday, October 16, 2017 7:59 PM  
**To:** Dawson, Brett <BDawson@RIVCO.ORG>; Harper-Ihem, Kecia <KHARPER-IHEM@RIVCO.ORG>; COB <COB@RIVCO.ORG>  
**Subject:** 10/17/17 Board of Supervisors Hearing - 1:30 Session, Item 19.1, San Gorgonia Corssings

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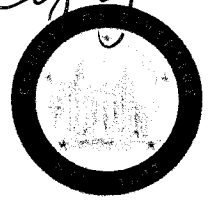
Would you please explain what the public can expect as to the nature of tomorrow's proceedings? It is hard to understand how any action can be taken without prior public access to the proposed decision documents.



*Original - Clerk's Copy*

**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez  
Assistant CEO – TLMA Director



Transportation Department

Community Development/Planning

Building & Safety Department

Code Enforcement Department

**MEMORANDUM**

**DATE:** October 17, 2017

**TO:** BOARD OF SUPERVISORS

**FROM:** Juan C. Perez, Assistant CEO/TLMA Director

**RE:** San Gorgonio Crossings

Supervisor Ashley has asked TLMA staff to carefully consider the comments made, and those submitted in writing, at the public hearing held on Oct. 3, 2017, and to work with the applicant to see what further steps can be taken to address the comments and strengthen the project. To that end, staff has grouped the majority of the comments into general categories as shown below, and is recommending that modifications and additions be made to the Conditions of Approval to meet these objectives. The proposed revisions to the Conditions are attached.

**Cherry Valley/I-10 Interchange Improvements**

Traffic is a significant and unavoidable impact given that the necessary improvements to mitigate project traffic at the Cherry Valley/I-10 interchange are outside of the County's jurisdictional boundaries and control over the timing. The need to expand this interchange is a significant concern for the community and the City of Calimesa. The County Transportation Department and the City have initiated preliminary work on a project to construct the ultimate interchange expansion. Staff has modified Conditions 80.Trans.12 (which also replaces 80.Trans.13) to clearly reflect that either one of the following interchange improvement scenarios will occur, as determined by the County Director of Transportation (depending on the progress of the ultimate interchange project):

- Interim improvements will be constructed, including traffic signals, which will account for the increased project traffic and improve the traffic level-of-service from the existing condition. Additionally, the project will contribute \$1,072,000 towards the ultimate interchange improvement (project fair-share based on the traffic study and attached Worksheet A); Or
- The project will contribute a total contribution of \$6,072,000 towards the cost of the ultimate interchange improvement and realignment of Calimesa Blvd., which is based on the estimated value of the interim improvements that would otherwise have been built plus the fair-share contribution towards the ultimate improvements.

It should be noted that the project is also required to pay its TUMF and DIF fees.

*10/17/2017*  
*19.1*

### **Truck Traffic**

In order to direct the truck traffic to exit and enter the project site on Cherry Valley Blvd from the west via I-10, and reduce the impact to the community east of the project site, Condition 80.Trans.11 has been modified to restrict trucks turning left out of the project through physical constraints, including an overhead barrier at the project's main signalized access and medians or other physical barrier at the other access points. The length of the EB left turn pocket at the project's main access has been increased to allow additional queuing for trucks to turn left in without blocking the through lane.

Condition 90.Trans. 9 has also been modified to allow for the prohibition of truck and vehicle parking on Cherry Valley Blvd along the project frontage.

### **Visual Impacts**

In order to further enhance the visual screening on the aesthetic berms and the fill slope on the western boundary, Condition 80.Planning.59 has been added to require that a minimum of 15% of the screening trees shall be 36-inch box size, with the remaining to be a minimum 24-inch box size.

### **Access for Residents**

There are three existing homes north of the project site that take their access through existing easements on the project. Conditions 90.Planning.45 and 50.Planning.17 require that the project maintain access to these existing homes through a new public road being built for the project (A Street) and replacement easements as needed.

### **Air Quality**

Air Quality is a significant and unavoidable regional impact. In order to reduce and help offset the project's air quality impacts, several Conditions are being added and/or modified.

Conditions 60.Planning.36 and 80.Planning.45 are being modified to require that heavy duty haul trucks used for construction of the project meet the CARB 2010 engine requirements, rather than the 2007 requirements as previously drafted. It should be noted that other Planning conditions of approval also require that the 2010 engines be used for the truck operations of the project.

Signs will be posted prohibiting extended truck idling (over 5 minutes) on Condition 90.Planning.11. In addition, Condition 10.Planning.42 requires that electrical hook-ups be provided on 5% of the truck bays to allow for refrigerated trucks to connect and power the refrigeration without idling the engine.

Additionally, the project is to contribute \$575,000 to the County to be used towards projects that improve air quality in the Pass area in Condition 90.Planning.46. This is the first project that, to our knowledge, will be providing an additional contribution to offset air quality impacts. The recommended amount has been determined on Worksheet B.

These additional measures and fees included in the Conditions are required to further reduce the proposed project's significant environmental impacts, specifically as they relate to regional air quality and traffic impacts. These additional Conditions are feasible, practical, and effective and are reasonably related to the level of physical environmental impacts that will occur due to the proposed project.

## Transportation Conditions

**80.TRANS.12 and 80.TRANS.13 have been merged into 80.TRANS.12**

### **80.TRANS.12**

The project applicant shall construct the interim improvements further described below prior to the issuance of any occupancy permit. For purposes of orientation in this condition, the I-10 freeway is considered a north-south roadway:

- Install and have operational traffic signals at I-10 southbound and northbound ramp intersections at Cherry Valley Boulevard
- Restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge. The limit line striping for the westbound left-turn pocket shall be adjusted to ensure adequate space for southbound left-turn movements by large trucks
- Add a southbound right turn lane on the off-ramp at its intersection with Cherry Valley Boulevard
- Add a right turn lane on the westbound approach of Cherry Valley Boulevard at its intersection with the I-10 northbound on-ramp
- Construct a left turn lane on the eastbound approach of Cherry Valley Boulevard at its intersection with Calimesa Boulevard
- To provide separation, realign Calimesa Boulevard approximately 550 feet east of the I-10 Northbound on-ramp
- Interim improvements, including Calimesa Boulevard realignment, are subject to the ability to successfully obtain the right-of-way necessary for this improvement. The project applicant shall negotiate in good faith, as determined by Director of Transportation subject to consultation with the City of Calimesa, with the appropriate property owners to obtain the sufficient title of interest in land
- All improvements above shall be subject to the County's review and approval
- All improvements above shall be subject to authorization by the City of Calimesa and/or Caltrans
- Additionally, the project applicant shall provide a contribution of \$1,072,000 to be directed towards the ultimate I-10/Cherry Valley Blvd. interchange improvements. Such payment represents the project applicant's fair share of traffic improvements.

The County and City of Calimesa are working together on the ultimate improvement of the Cherry Valley Boulevard interchange. The interchange effort is in its initial phase of the Project Study Report. If Caltrans has completed its approval processing of the ultimate interchange improvements (i.e., Project Study Report, Project Approval, Environmental Documentation, and Plans, Specifications and Estimate) by the time of issuance of building permits, the Director of Transportation, at his/her discretion, may allow the project applicant to pay a contribution of \$6,072,000 to be used towards the future ultimate interchange improvements in lieu of the requirements described above, which may include the realignment of Calimesa Boulevard, as described above as a separate project within the \$6,072,000 total contribution.

**[80.TRANS.12]**

**MM-TRAN-1a**

(Interchange at I-10 eastbound and westbound ramp at Cherry Valley Blvd.)

(a) Prior to the issuance of any building permit, the project applicant shall pay the project's fair share contribution toward the construction of a future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard ("interchange") so long as a fair share contribution program has been established that provides full funding for the interchange, and a construction schedule is established for the interchange.

The project's traffic impact report determined the project's contribution to the impact is 5.8 percent at the I-10 eastbound ramps/Cherry Valley Boulevard and 10.1 percent at the I-10 westbound ramps/Cherry Valley Boulevard.

When the project applicant applies for a building permit, the Director of Transportation shall determine whether a fair share contribution program and construction schedule have been established for the interchange. If a fair share contribution program exists, the project applicant shall pay the amount established in the applicable fee program.

(b) In the event the fair share contribution program and construction schedule for the interchange are not established at the time the applicant applies for a building permit, the project applicant shall construct the interim improvements further described below prior to the issuance of any final occupancy permit so long as all of the following occur:

1. The City of Calimesa and the California Department of Transportation authorize construction of the interim improvements; and, 2. At the project applicant's expense, the project applicant secures sufficient title or interest in land for the right-of-way necessary to permit construction of the interim improvements; and, 3. The improvements set forth in Condition of Approval 80. Trans. 13, MM-TRAN 1b(b), are required to be constructed.

The project applicant shall negotiate in good faith with the appropriate property owner to obtain the sufficient title of interest in land.

The interim improvements referenced above shall include all of the following:

1. Install traffic signals at I-10 eastbound and westbound ramp intersections at Cherry Valley Boulevard; and, 2. Restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge; and, 3. Add a southbound right turn lane on the off ramp at the intersection of I-10 eastbound ramps at Cherry Valley Boulevard; and, 4. Add a westbound right turn lane at the intersection of I-10 westbound ramps at Cherry Valley Boulevard.

If the City is successful in completing Caltrans approval processing (Project Study Report, Project Approval, Environmental Document, and Plans, Specifications, and Estimate) prior to issuance of Project building permits, the Applicant shall collaborate with the City to complete ultimate interchange improvements rather than interim improvements. Amounts not expended on the interim improvements shall be provided to the City for use in right-of-way acquisition and/or constructing the ultimate improvements. If the City is unsuccessful, interim improvements shall be constructed as proposed.

(c) If the above referenced fair share contribution program and construction schedule are not established and the interim improvements are not able to be constructed, the Director of Transportation may waive condition of approval 80 TRANS. 12.

**[80.TRANS.13]**

MM TRAN 1b (Realignment of Calimesa Boulevard)

(a) Prior to the issuance of any building permit, the project applicant shall pay the project's fair share costs to realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps and construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard so long as a fair share contribution program has been established for a future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard ("interchange") that provides full funding for the interchange.

The project's traffic impact report determined the project's contribution to the realignment of Calimesa Boulevard is 11.7 percent.

When the project applicant applies for a building permit, the Director of Transportation shall determine whether the fair share contribution program has been established for the interchange. If a fair share contribution program exists, the project applicant shall pay the amount as determined in the applicable fee program.

(b) If the fair share contribution program for the interchange has not been established at the time the applicant applies for a building permit, the project applicant shall construct the improvements further described below prior to the issuance of any final occupancy permit so long as all of the following occur:

1. The City of Calimesa authorizes construction within its jurisdictional control; and, 2. At the project applicant's expense, the project applicant secures sufficient interest in land which will permit construction of the improvements; and, 3. The improvements set forth in Condition of Approval 80.TRANS.12, MM TRAN 1a(b), are required to be constructed.

The project applicant shall negotiate in good faith with the appropriate property owner to obtain the sufficient interest in land.

The improvements referenced above shall include all of the following:



1. Realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps; and, 2. Construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard.

(c) If the above referenced fair share contribution program is not established and improvements are not able to be constructed, the Director of Transportation may waive condition of approval 80.TRANS.13.

## MM TRAN-1c

Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the improvements listed below. For improvements not included in the DIF or TUMF fee programs, the project applicant shall pay its ~~participate in a fair share contribution program and pay the amount established in the applicable fee program.~~ The project applicant's fair share contribution as is shown in Table 3.16-28 of the Recirculated Draft EIR No. 534.

~~Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share contribution towards future improvements.~~

## I-10 Eastbound Ramps/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct a westbound left turn lane.
- \_ Construct a southbound right turn lane.
- \_ Modify the intersection to provide free flow movement for the southbound right turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct an eastbound right turn lane.
- \_ Construct a second westbound through lane.

## I-10 Westbound Ramps/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct an eastbound left turn lane.
- \_ Construct a westbound right turn lane.
- \_ Construct a northbound left turn lane.
- \_ Construct a second eastbound left turn lane.
- \_ Construct a second eastbound through turn lane.
- \_ Construct a second westbound through lane.
- \_ Construct a westbound right turn lane.

## Calimesa Boulevard/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct an eastbound left turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct a southbound right turn lane.
- \_ Construct a westbound right turn lane.
- \_ Construct a second westbound through lane.

- \_ Modify the traffic signal in order to provide overlap phasing for the westbound right turn lane.

#### Street 2/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct a westbound left turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct a second westbound through lane.
- \_ Construct a southbound left turn lane.
- \_ Construct a southbound right turn lane.
- \_ Construct a northbound left turn lane.
- \_ Construct a northbound through lane.

#### Union Street/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct a northbound left turn lane.
- \_ Construct a southbound left turn lane.
- \_ Construct an eastbound left turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct a westbound left turn lane.
- \_ Construct a second westbound through lane.

#### Nancy Street/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct an eastbound left turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct a westbound left turn lane.
- \_ Construct a second eastbound through lane.

#### Beaumont Avenue/Cherry Valley Boulevard

- \_ Construct a second eastbound through lane.
- \_ Construct a second westbound through lane.
- \_ Modify traffic signal in order to provide overlap phasing for the EB right turn lane.

#### Future Beckwith Avenue/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct a southbound left turn lane.
- \_ Construct an eastbound left turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct a second westbound through lane.
- \_ Construct a westbound right turn lane.

The County shall ensure that the improvements specified will be constructed at that point in time necessary to avoid identified impacts.

#### **80.TRANS.11**

#### **USE – TS/GEOMETRICS**

The intersection of **Street "A"** (NS) at **Cherry Valley Boulevard** (EW) shall be signalized and improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one through lane, one right-turn lane

NOTE:

1. The eastbound left-turn lane shall provide a minimum of ~~250~~**500'** of storage. Additional storage may be required based upon the operating conditions of the building tenants. In the event the left-turn lane does not provide sufficient queuing, the project proponent shall increase the left-turn pocket length.
2. **Trucks shall be prohibited from making southbound left-turns or routed eastbound on Cherry Valley Blvd. beyond the easterly project boundary. The project proponent shall provide physical constraint(s) to enforce this turn restriction. The physical constraints should include an overhead barrier and delineators, subject to the approval of the Transportation Department.**

The intersection of **Project Access Driveway** (NS) at **Cherry Valley Boulevard** (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane - stop controlled

Eastbound: one through lane

Westbound: one through lane, one right-turn lane

NOTE: The project access is restricted to right-in/right-out only turning movements. The project proponent shall provide channelization in form of a raised median to enforce this turn restriction.

The intersection of **Street "B"** (NS) at **Cherry Valley Boulevard** (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane - stop controlled

Eastbound: one through lane

Westbound: one shared through lane/right-turn lane

NOTE: The project access is restricted to right-in/right-out only turning movements. The project proponent shall provide channelization in form of a raised median to enforce this turn restriction. **In addition to the raised median on Cherry Valley Blvd. a raised median island or other physical barrier may be required on Street "B" to facilitate the turn restrictions.**

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

#### **90.TRANS.9**

#### **USE – EXISTING MAINTAINED**

Cherry Valley Blvd. along the project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 66 foot AC pavement (43' AC pavement on the project side and 23' AC pavement on the other side of the centerline), 8" concrete curb and gutter (project side), 8" raised curbed landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 90' minimum part-width dedicated right-of-way (64' on the project side and 26' minimum on the other side of centerline) in accordance with County Standard No. 92, Ordinance 461.

#### **NOTE:**

1. A 5' meandering sidewalk shall be constructed within the 21 parkway on the project side.
2. An 18' raised curbed landscaped median shall be constructed at the centerline.
3. Driveway shall be constructed in accordance with Standard No. 207A, Ordinance 461.
4. Construct transition AC pavement for acceleration and deceleration lane to the east and west of the project boundaries as directed by the Director of Transportation.
5. **In accordance with Ordinance No. 413 and after the completion of a field review and engineering study that demonstrate potential traffic congestion or safety concerns. "No parking" signs shall be installed on Cherry Valley Boulevard to prevent vehicles from parking on either side of the roadway.**

#### **10.PLANNING.42**

#### **USE – ELECTRICAL HOOK-UPS**

Electrical hook-ups for refrigerated trailers shall be provided **on a minimum of 5% of the truck bays** ~~when the tenant has need for refrigerated trucks~~. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.



**90.PLANNING.31      USE – EXTENDED TRUCK IDLING**

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area[as shown on APPROVED EXHIBIT A.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

**90.PLANNING.46      AIR QUALITY ADDITIONAL FUNDING CONTRIBUTIONS**

In recognition that the project will have significant and unavoidable regional air quality impacts, the project applicant shall submit to the County a contribution of \$575,000 to be used by the County towards projects to off-set air quality impacts in the Pass Area.

**80.PLANNING.59      USE – MIN TREE SIZE**

A minimum of 15% of the trees located along the southern berm and western boundary need to be planted at the 36 inch box size, with 85% planted at the minimum 24 inch box size. This shall be shown on the Final Landscape Plan which shall be submitted prior to building permit issuance.

**60.PLANNING.36      MAP- MM AQ1b**

The applicant shall provide the County of Riverside with written verification that all Heavy-Heavy Duty Haul Trucks (HHD) accessing the project site use year CARB 2010 or newer engines during all construction activities. ~~The Grading Plans and contracts shall include a note stating: All Heavy-Heavy Duty Haul Trucks (HHD) accessing the project site shall use year 2007 or newer engines during all construction activities.~~

**80.PLANNING.45      MAP- MM AQ1b**

The applicant shall provide the County of Riverside with written verification that all Heavy-Heavy Duty Haul Trucks (HHD) accessing the project site use year CARB 2010 or newer engines during all construction activities. ~~The Construction plans and contracts shall state: All Heavy-Heavy Duty Haul Trucks (HHD) accessing the project site shall use year 2007 or newer engines during all construction activities.~~

**90.PLANNING.45****USE – ACCESS FOR RESIDENTS**

Prior to occupancy of each building, the applicant shall demonstrate in writing to the satisfaction of the County of Riverside that owners of the properties on the hills north of the project site can access their property through A Street or alternate access as approved by the Transportation Department.

Parcel Map

**50.PLANNING.17****MAP- ACCESS EASEMENTS**

Note and delineate all easements on the final map. If the existing access easements do not provide access to the parcels identified as APNS 407-090-015 and 407-090-010, applicant shall provide easements or other sufficient legal interest to provide and maintain access to those parcels.

## WORKSHEET A

### ADDITIONAL PROJECT FAIR-SHARE CONTRIBUTION TOWARDS THE CHERRY VALLEY/I-10 INTERCHANGE IMPROVEMENTS

Estimated (programmatic level) Interchange Improvement Cost	\$50,000,000
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TUMF Eligible Amount	\$36,600,000
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Remaining Unfunded Amount - \$50,000,000 - \$36,600,000	=	\$13,400,000
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Project Traffic Contribution from Traffic Study – 5.8% at the I-10 EB ramps, 10.1% at the WB ramps – average is 8%

Fair-Share Additional Contribution towards Unfunded Amount:

\$13,400,000 x 8%	=	\$1,072,000
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# WORKSHEET B AIR QUALITY ADDITIONAL FUNDING CONTRIBUTION

AQMD does not at this time have a directly applicable mitigation fee program for collecting fees towards regional mitigation. The methodology identified in AQMD Rule 317, Clean Air Act Non-Attainment Fees, is being used as a general guidance document for estimating an appropriate contribution towards Air Quality Mitigation, in the absence of a more directly applicable AQMD-adopted fee mitigation program. It should be noted that Rule 317 is aimed towards identifying an annual fee offset for major stationary sources, while the emissions generated by this project are from mobile sources. However, this was the most applicable source found since it does set a fee valuation for nitrogen oxides (NO<sub>x</sub>), the pollutant identified in the EIR to have the most significant impact over the threshold amounts. Further, since the NO<sub>x</sub> impact is regionally significant within the South Coast Air Basin, such a fee for mobile source emissions was still deemed appropriate. This methodology is being used to estimate a one-time fee contribution based on a one-year fee offset of the NO<sub>x</sub> emissions.

Based on Mitigated Regional Operation Emission Winter Scenario (EIR Table 3.3-15) which is higher than the Summer Scenario to yield a worst-case, conservative scenario.

NO <sub>x</sub> Emissions Generated	308.1 lbs/day
NO <sub>x</sub> Significance Threshold	<u>55 lbs/day</u>
Emissions above Threshold	253 lbs/day

253 lbs/day x 365 days (assuming worst case) = 92,345 lbs = 46.2 tons annually

Non-Attainment Fee \$5,000	=	\$5000/ton (1990 fee) x CPI
1990 EPA Part 70 Fee Rate	=	\$25
2018 EPA Part 70 Fee Rate	=	\$49.85
CPI Adjustment	=	<u>\$49.85</u> = 1.994
		\$25
Estimated 2018 CPI-adjusted fee	=	\$5000 x 1.994 = \$9,970
\$9,970/ton x 46.2 Tons	=	\$460,614
\$460,614 x 1.25% (Admin Costs*)	=	\$575,767 one-time fee

\* Admin Costs are added to offset the County's cost of administering and distributing this fee to projects that provide an air quality benefit in the Pass area.

Mitigated maximum daily operational emissions are shown in Table 3.3-15 for the summer and Table 3.3-16 for the winter. As shown, the project's mitigated operational emissions would continue to exceed the SCAQMD's regional thresholds for ROG and NO<sub>x</sub> in both season scenarios; therefore, these impacts are significant and unavoidable.

**Table 3.3-15: Mitigated Regional Operational Emissions—Summer**

Source	Emissions (pounds per day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Mobile—Passenger Vehicles	4.0	5.8	72.3	0.3	2.5	1.1
Mobile—Heavy Duty Trucks	12.3	292.4	109.7	1.3	12.3	6.0
Area	49.0	0.0	0.3	0.0	0.0	0.0
Energy	0.1	1.0	0.9	0.0	0.1	0.1
<b>Total</b>	<b>65.4</b>	<b>299.2</b>	<b>183.2</b>	<b>1.6</b>	<b>14.9</b>	<b>7.2</b>
Significance Threshold	55	55	550	150	150	55
Significant Impact?	Yes	Yes	No	No	No	No
<b>Notes:</b> Mitigation Measure AQ-1b requires all Heavy Heavy-Duty Trucks to use model year 2010 or newer engines. ROG = reactive organic gases    NO <sub>x</sub> = nitrogen oxides    CO = carbon monoxide SO <sub>x</sub> = sulfur oxides    PM <sub>10</sub> and PM <sub>2.5</sub> = particulate matter Source of emissions: Appendix B. Source of thresholds: see Table 3.3-8.						

**Table 3.3-16: Mitigated Regional Operational Emissions—Winter**

Source	Emissions (pounds per day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Mobile—Passenger Vehicles	3.8	6.4	66.3	0.2	2.5	1.1
Mobile—Heavy Duty Trucks	12.5	300.7	112.8	1.3	12.3	6.0
Area	49.0	0.0	0.3	0.0	0.0	0.0
Energy	0.1	1.0	0.9	0.0	0.1	0.1
<b>Total</b>	<b>65.4</b>	<b>308.1</b>	<b>180.3</b>	<b>1.5</b>	<b>14.9</b>	<b>7.2</b>
Significance Threshold	55	55	550	150	150	55
Significant Impact?	Yes	Yes	No	No	No	No
<b>Notes:</b> Mitigation Measure AQ-1b requires all Heavy Heavy-Duty Trucks to use model year 2010 or newer engines. ROG = reactive organic gases    NO <sub>x</sub> = nitrogen oxides    CO = carbon monoxide SO <sub>x</sub> = sulfur oxides    PM <sub>10</sub> and PM <sub>2.5</sub> = particulate matter Source of emissions: Appendix B.						

We've made some changes to EPA.gov. If the information you are looking for is not here, you may be able to find it on the EPA Web Archive or the January 19, 2017 Web Snapshot.



## Historical Permit Fee Rates

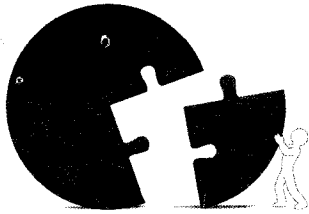
### Part 70 Presumptive Minimum Fee

Effective	Fee Rate
Sept 1989 – Aug 1990	\$ 25.00
Sept 1990 – Aug 1991	\$ 26.21
Sept 1991 – Aug 1992	\$ 27.59
Sept 1992 – Aug 1993	\$ 28.43
Sept 1993 – Aug 1994	\$ 29.30
Sept 1994 – Aug 1995	\$ 30.07
Sept 1995 – Aug 1996	\$ 30.93
Sept 1996 – Aug 1997	\$ 31.78

Effective	Fee Rate
Sept 2008 – Aug 2009	\$ 43.75
Sept 2009 – Aug 2010	\$ 43.83
Sept 2010 – Aug 2011	\$ 44.48
Sept 2011 – Aug 2012	\$ 45.55
Sept 2012 – Aug 2013	\$ 46.73
Sept 2013 – Aug 2014	\$ 47.52
Sept 2014 – Aug 2015	\$ 48.27
Sept 2015 – Aug 2016	\$ 48.49
Sept 2016 – Aug 2017	\$ 48.88
Sept 2017 – Aug 2018	\$ 49.85

## Part 71 Annual Fee

Effective	Fee Rate
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*Charissa Leach*  
*Assistant TLMA Director*

# RIVERSIDE COUNTY **PLANNING DEPARTMENT**

## Memorandum

To: Board of Supervisors

From: Brett Dawson, Project Planner, Planning Department

**RE: Late received comment letters**

To the Honorable Chair,

- Included are additional comment letters that were received between the October 3, 2017 Board of Supervisor's meeting and today.

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*

October 10, 2017

Supervisor Marion Ashley  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, CA 92501

Thank you for your service to our county. My name is Dennis Rice. While I have not been actively involved with the "NoWayGateway" group, I am opposed to the Gateway project on Cherry Valley Blvd.

While it appears that some of the issues raised have been mitigated, there is one issue that I don't think can be adequately mitigated and that is the truck traffic issue.

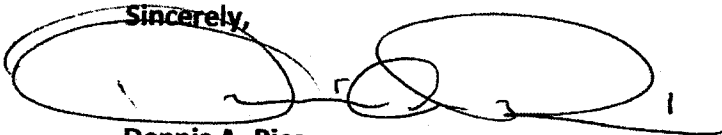
I am involved with the PASSCOM organization in the San Geronio Pass area. At today's meeting, we had a speaker from the Highway Patrol who expressed his general concern about the increased truck traffic in the area and has concluded that the reason for the substantial increase in truck traffic is the increase in the numbers of warehouses that have been built in the San Geronio Pass and Moreno Valley areas. He provided statistics regarding truck accidents over the last several years and the corresponding number of related accidents and fatalities. The fact is that as the number of warehouses increase, the amount of truck traffic increases ... and ... as truck traffic increases, the number of truck related accidents increase and the number of accident related fatalities increase.

Putting the Gateway warehouse on Cherry Valley Blvd close to the 10 freeway will increase truck traffic substantially. Hundreds of trucks slowing down to get off of the 10 freeway and those same trucks then slowly getting back onto the freeway will not only be an inconvenience for myself and thousands of others in that area; but, will also undoubtedly lead to accidents; some fatal. There are currently hundreds of fatal accidents related to truck traffic along the 10 freeway in this area and that number is increasing.

Other than adding ingress/egress lanes to the 10 freeway, I don't see any way that this traffic issue can be mitigated. Building warehouses in our county equates to more truck traffic which equates to more truck related accidents which equates to more fatalities.

Thank you again for your service and thank you for considering my concern.

Sincerely,



Dennis A. Rice  
1022 Northview Drive  
Beaumont, CA  
dennis@socalrice.com

BOS

DIST5

OCT132017\_09:34

October 9, 2017

Supervisors Jeffries, Tavaglione, Washington, Perez and Ashley  
County Administrative Center  
4080 Lemon Street, 5<sup>th</sup> Floor  
Riverside, California 92501

RE: Public Hearing on General Plan Amendment No. 1079, Change of  
Zone No. 7799 (Gateway/San Gorgonio Crossing Warehouse)

Dear Supervisors Jeffries, Tavaglione, Washington, Perez and Ashley:

I was in attendance of last Tuesday's hearing and I wanted to thank all of the Supervisors for listening to both sides. I am one of the people who is in opposition of building a mega warehouse at this location. I am sure with more thought and consideration, a better plan could be devised to suit everyone.

Before you make your final decision, I would hope that all of you have personally visited the proposed mega warehouse location in Cherry Valley. I think that this would help in making your very difficult and unbiased decision (which I hope and pray is "NO").

Sincerely,



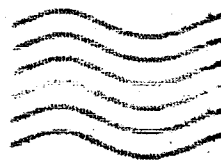
Ronnie Zacker  
1013 Riviera Court  
Beaumont, CA 92223  
951-846-3305

10/17/17 12.1  
2017-10-136458



Ronnie Zacker  
1013 Riviera Ct  
Beaumont, CA 92223

SN BERNARDINO CA 924



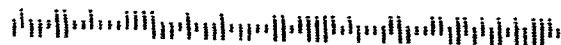
RECEIVED RIVERSIDE COUNTY  
CLERK/ADMINISTRATOR

10 OCT 2017 PM 7 L

2017 OCT 12 AM 10:53

*Supervisors Jeffries, Sivagion, Washington,  
Perez and Ashley  
County Administrative Center  
4080 Lemon Street, 5th Floor  
Riverside, CA 92501*

9250133634 C016





NAME/ADDRESS



Mr. Toby J. Bray  
1560 White Oak Ct.  
Calimesa, CA 92320

1070



**COUNTY OF RIVERSIDE PLANNING DEPT.**

Att: Brett Dawson - San Gorgonio Crossing  
No. 1079 - 534

4080 Lemon Street, 12th Floor  
P.O. Box 1409

Riverside, Calif. 92502-1409

May 26, 2017  
EIR REPORT

Dear Riverside Planning Dept:

My concern, EIR info on San Gorgonio Crossings and  
impact on community: EACH CHECKED

- a) ☒ air quality   b) ☒ traffic congestion  
c) ☒ water quality   d) ☒ noise   e) ☒ health impact  
f) ☒ property value   g) ☒ cumulative impact   h) ☒ changing zoning  
i) ☒ lighting   j) ☒ 24 hour/7 days a week trips

Reasons for concern

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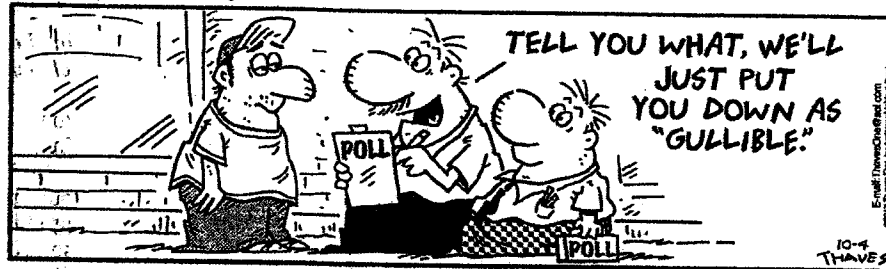
Signature Toby

Print Name Toby Bray

Date 7-3-17

## Shopoff's People:

FRANK & ERNEST: By Bob Thaves



To Anyone believing his Jobs and Wages  
Estimates

BOS

DIST

OCT132017.08:34

To Riverside County Board of Supervisors,

Regarding the Proposed General Plan Amendment and Change of Zoning,  
San Geronimo Crossing Project

Rebuttal to Shopoff:

- 1) They state the parcel is not in Cherry Valley.
  - If the General Plan and zoning are changed in this area, it sets a precedent for more of the same. There will soon be no Cherry Valley.
- 2) They state over 1000 jobs will be created with average annual wages of \$50,000-\$60,000.
  - The Skechers warehouse project predicted 2500 jobs for the area. The new warehouse instead consolidated 5 warehouses into this one location, resulting in a net job loss of 400 to the region. Most of those jobs were people transferring to this warehouse, resulting in very few jobs to local residents, and increasing commuter traffic.
  - Warehouse employee wages are typically \$11.00-\$14.00 per hour as evidenced by employment sites such as Indeed, and advertising in the local Press Enterprise newspaper.
  - A study conducted by the University of Redlands Institute of Spatial Economic Analysis (A division of the University's School of Business) revealed that warehouse jobs were at high risk in the next 20 years due to automation. In 2016 there were 55,660 warehouse jobs, with 47,310 of those jobs able to be automated, and an average annual wage of \$29,010 as reported in the Press Enterprise 7/8/17.
  - The construction jobs which may possibly have average annual wages consistent with their report, would be Very short term, and not necessarily locally sourced or benefiting the community.
- 3) Mr. Shopoff stated he had a friend that had large parcel lots in Cherry Valley And they were not selling, so he could not make money developing in that manner.
  - Mr. Shopoff should then have looked to purchase land with zoning consistent with his development needs. It seems quite presumptuous of him to assume that the Board of Supervisors will simply change the General Plan to accommodate his wishes. It does make you wonder about conflicts of interest on the part of the Supervisors.
- 4) They say that the project would have a berm built that would block the view of the warehouse from Cherry Valley Blvd.
  - A berm the height that they are proposing would also block most of the mountains from view.

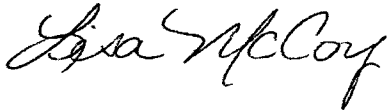
5) They will install a multi-use trail along Cherry Valley Blvd. For horses, Pedestrians, etc.

- Big rig traffic is not conducive to enjoying a stroll, or horseback ride, or cyclists competing in the annual Redlands Classic bike race.

In Short, this project is not wanted by the community, and will negatively impact our area. It is a short-sighted development that will not benefit our health, wealth or lifestyle. You will be doing a grave disservice to us if you approve this project. Please respect us, the residents who will be affected by this development, and vote no.

Shopoff Realty Investments clearly state that it is a High Risk investment, and clients may loose money. They need to take a loss on this one. They should have bought property zoned for warehouses, not assume that the Supervisors will turn their backs on their residents and change the General Plan and Zoning, simply because they have done so in the past.

Respectfully,

A handwritten signature in cursive script, appearing to read "Lisa McCoy".

Lisa McCoy  
9410 Oak Glen Road  
Cherry Valley, CA 92223



T 510.836.4200  
F 510.836.4205

410 12th Street, Suite 250  
Oakland, Ca 94607

[www.lozeaudrury.com](http://www.lozeaudrury.com)  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)

September 22, 2017

**VIA E-MAIL and US MAIL**

Chairman John F. Tavaglione  
And Riverside County Board of Supervisors  
c/o Ray Smith, Public Information Officer  
County Administrative Center  
4080 Lemon Street - 4th Floor  
Riverside, California 92501  
[raysmith@rceo.org](mailto:raysmith@rceo.org)

Riverside County Planning Department  
Attn: Brett Dawson, Project Planner  
4080 Lemon Street, 12<sup>th</sup> floor  
Riverside, CA 92502-1409  
Email: [bdawson@rivco.org](mailto:bdawson@rivco.org)

**Re: Notice of Support for San Gorgonio Crossings Project**

Chairman Tavaglione and Honorable Members of the Board of Supervisors:

Laborers International Union of North America, Local Union No. 1184 ("LIUNA") is pleased to support the San Gorgonio Crossings Project ("Project"). LIUNA believes that the construction and operation of the Project will benefit the County, and that the project has incorporated adequate mitigation measures to offset & reduce its potential effects on the environment to the extent feasible. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Drury", is written over a horizontal line.

Richard Drury  
Counsel for Laborers International Union of North America  
Local Union No. 1184

Oct 4, 2017

BRETT DAWSON,

THIS LETTER WILL PROBABLY  
REACH YOU TOO LATE. THE AFTER AFFECT  
OF THE GATEWAY WAREHOUSE PROJECT WILL  
IMPACT THE AREA AND RESIDENTS FOR DECADES.  
THE TAX REVENUES WILL BE SPENT ON  
THE AFFECT. OF THE AREA PEOPLE'S HEALTH.  
TURNING RURAL AREAS INTO CONCRETE & ASPHALT  
GROWERS MAKES NO SENCE TO PEOPLE OF  
THIS AREA. WE LIVE HERE FOR THE REASONS  
OF BEING IN A QUITE RURAL SETTING. MOST  
RESIDENCE ARE RETIRED. WE DO NOT NEED  
MORE HEALTH CONCERNS.

DENNIS FESLER  
10400 CIMA ROAD MAIL  
CHERRY VALLEY, CA.  
92223

A REJECTION OF THIS PROJECT IN THE ONLY ANSWER

Carol Hamre  
10196 Frontier Trail  
Cherry Valley, CA 92223

---

October 10, 2017

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

Attn: Mr. Brett Dawson, Project Planner

Dear Mr. Dawson:

This letter is our request for your planning department to say "NO" to the San Gorgonio Crossing/Gateway Project.

Cherry Valley is a beautiful place: clear skies, peaceful, open, rural, and a safe place to raise a family. Its citizens have always protected this very special place. The warehouse project that is being proposed will clearly have a negative impact on our city including polluting our watershed, disturb our wildlife corridor, ugly buildings, heavy traffic, diesel smog, and noise. The impact would destroy what has been protected for years.

I ask you personally: wouldn't you be alarmed if a planning department was considering something that would destroy the place where you live? Of course you would! I doubt the jobs and tax revenue match up with the long-term destruction it would cause. These deals never end up helping the city/county as much as it helps the developer. Please do not change the zoning as they request. Keep it residential as it should be to preserve our area.

Thank you for your consideration. **Please help us protect our home!**

Sincerely,



Scott and Carol Hamre  
Cherry Valley Resident

/cmh

**Dawson, Brett**

---

**From:** George Hague <gbhague@gmail.com>  
**Sent:** Monday, October 16, 2017 10:59 PM  
**To:** Dawson, Brett  
**Cc:** COB  
**Subject:** San Gorgonio Crossings = Please Vote No

Dear Supervisors,

Properly zoned lands for this project exist in the adjacent City of Beaumont and they have good access to SR-60 and/or I-10. Please tell the developer if he wishes to build his project in the pass, then he needs to put it in a properly designated site.

Why doesn't the current agenda have a draft resolution or ordinance to support the decision on the CEQA documentation or the various planning applications? The public should be provided this information before the meeting so we can give input. Are we to assume that there will not be a decision on the San Gorgonio Crossing project on Tuesday October 17th?

Thank you,

George Hague



**Dawson, Brett**

---

**From:** Kathleen Dale <kdalenmn@aol.com>  
**Sent:** Monday, October 16, 2017 7:59 PM  
**To:** Dawson, Brett; Harper-Ihem, Kecia; COB  
**Subject:** 10/17/17 Board of Supervisors Hearing - 1:30 Session, Item 19.1, San Gorgonia Corssings

Mr. Dawson and Ms. Harper-Ihem - I paged through the materials posted with the agenda late last week and again late this morning and did not find any proposed resolutions or ordinances to support either approval or denial of the proposed actions.

Would you please explain what the public can expect as to the nature of tomorrow's proceedings? It is hard to understand how any action can be taken without prior public access to the proposed decision documents.

Thank you for your prompt reply,

Kathleen Dale  
951-941-3883

**Agenda Item No.:**  
**Area Plan: The Pass**  
**Zoning Area: Cherry Valley**  
**Supervisory District: Fifth**  
**Project Planner: Brett Dawson**  
**Board of Supervisors: October 17, 2017**

**GENERAL PLAN AMENDMENT NO. 1079**  
**CHANGE OF ZONE NO. 7799**  
**PLOT PLAN NO. 25337**  
**PARCEL MAP NO. 36564**  
**ENVIRONMENTAL IMPACT REPORT NO. 534**

**Applicant: William A Shopoff**  
**Engineer/Representative: Urban Environs**

Charissa Leach P.E.,  
Assistant TLMA Director

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

The proposed Project, known as the San Geronio Crossing, includes General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plan No. 25337, Parcel Map No. 36564 and Environmental Impact Report No. 534 (the "Project"). The Project is a proposal to construct and operate an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors 30,000 square feet of office space, located on 229.98 gross acres, of which approximately 140.32 acres would be included within the developed portion of the Project, and 84.8 acres would remain as natural open space (approximately 36 percent of the Project site). There are 16 acres that are located within the City of Calimesa that would be used for infrastructure purposes. Building 1 would cover approximately 811,000 square feet and Building 2 would cover approximately 1,012,760 square feet, for a total of approximately 1,823,760 square feet of floor area. Both industrial buildings will be designed to be eligible for Leadership in Energy and Environmental Design (LEED) Certification, and will be used primarily for warehousing, distribution, logistics and goods-movement uses. The Project also proposes to subdivide the 229.98 acre site into four parcels coinciding with the proposed plot plan No. 25337.

As shown on Exhibit 6, attached hereto, GPA No. 1079 proposes to change the site's land use designation on the southern portion from Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) to Community Development: Light Industrial (CD:LI)(0.25 – 0.60 Floor Area Ratio) and Community Development: Public Facility (CD:PF). The land use designation on the northern portion of the site will change from Community Development: Very Low Density Residential to Open Space Recreation (OS:OS-R) with a portion remaining Rural: Rural Mountainous.

The area of the Project designated as Rural Mountainous would not be developed as part of this Project. The new Open Space area would also not be developed as a part of the Project. The area that is to be re-designated as Public facilities will be used for future proposed water tanks for use by the Yucaipa Valley Water District.

As shown on Exhibit 3, attached hereto, Change of Zone No. 7799 proposes to change the existing zoning on the southern portion of the Project site from Controlled Development Areas (W-2) to Industrial Park (I-P). The northern portion of the site and a small portion on the eastern side of the Project site will remain zoned W-2.

The Project is located immediately northeast of the I-10 freeway and west of the unincorporated community of Cherry Valley in Riverside County (the "County"). Cherry Valley is characterized by large-lot residential, agricultural, and animal keeping uses, with a commercial core along Beaumont Avenue north of Cherry Valley Boulevard. The community is located south of the San Bernardino National Forest and bordered by the City of Beaumont to the south.

Four single family residences exist on the hillside north of the proposed Project site. These residences will take access to their homes through the project site. The project is conditioned to maintain access to these properties.

There are three ephemeral drainages that traverse the Project site from east to west and northeast to southwest. Ephemeral drainages are drainages with water flows that generally occur for only a short period after a rain event. Although all on-site drainages are ephemeral and do not support wetland vegetation, there are some limited areas of the Project site that contain Waters of the U.S. and Waters of the State. No impacts to United States Army Corps of Engineers (USACE) jurisdictional impacts would occur. The impacts to the non-wetland ephemeral drainages are considered potentially significant. In order to reduce impacts to non-wetland ephemeral drainages to less than significant, mitigation is proposed that would result in preservation of the functions and values of riparian/riverine sources impacted by the Project. The Project has been designed to avoid impacts to 0.30 acre of riparian/riverine resources in the northern portion of the site, and will replace riverine habitat at a 2:1 ratio for the 1.11 acres of impacts, resulting in 2.22 acres of riparian/riverine habitat creation/restoration.

A water quality basin will 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 also be located east of Building 2 and a water quality basin is located east of Building 2. Additionally, a publicly maintained trapezoidal concrete channel would be located between the building sites and Cherry Valley Boulevard.

The Project also features on site trails that connect with existing trails in the northern portion of the site. The trails would be developed as part of an easement, with the responsible entity to be determined prior to the Project approval. Condition 10.PLANNING.55 requires the land divider or the land divider's successor in interest to be responsible for the maintenance of the trail easement until the maintenance is taken over by an appropriate maintenance district. There are no county trails located on the Project site. However the City of Calimesa has a proposed Multi-Use Trail System that includes several trailheads and trails categorized as "Unknown" directly adjacent to the project site. Once developed, the Multi-Use Trail System will offer a variety of recreational options. The trails will be designed to incorporate the existing historic trails while preserving sensitive open space using linear strips of open space, public easements, and floodplains.

Currently the Project site contains some informal trails that traverse the Project site. The Project would feature on-site trails that connect with existing trails in the northern portion of the site to contribute to the development of the City of Calimesa's trail system.

In accordance with Board Policy A-32, the Project was granted Fast Track Authorization by the Riverside County Board of Supervisors.

EIR No. 534 was circulated for public comment on November 28, 2016 and recirculated on May 26, 2017. There were a substantial number of opposition letters received from the surrounding community. There were 605 comment letters which were received for the first circulation, and 760 were received within the recirculation comment period. Any additional comment letters that were received after the comment period have been attached to this staff report package.

### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Mountainous to the north and east, and Very Low Density Residential to the east and south, the City of Calimesa to the west.
3. Proposed General Plan Land Use Community Development: Light Industrial (CD:LI)(0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum).
4. Existing Zoning (Ex. #3): Controlled Development Areas (W-2)
5. Proposed Zoning (Ex. #3): Industrial Park (I-P) and W-2.
6. Surrounding Zoning (Ex. #3): Residential Agricultural (R-A-1) to the north, (W-2) to the east and south, west and south, Residential Agricultural (R-A-1) to the east, Controlled Development Areas (W-2) and Light Agriculture (A-P) to the south, and the City of Calimesa to the west.
7. Existing Land Use (Ex. #1): Vacant
8. Surrounding Land Use (Ex. #1): Vacant, Open Space, and Single family residences.
9. Project Data: Total Acreage: 229.98 Gross Acres.
10. Environmental Concerns: See attached Environmental Impact Report

**RECOMMENDATIONS:**

**STAFF RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

1. **TENTATIVELY CERTIFY ENVIRONMENTAL IMPACT REPORT NO. 534**, which has been completed in compliance with the California Environmental Quality Act and the Riverside County CEQA implementation procedures and based on the findings and conclusions in the EIR; pending resolution adoption by the Board of Supervisors; and,
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1079** changing the site's southern portion from Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) to Community Development: Light Industrial (CD:LI)(0.25 – 0.60 Floor Area Ratio) and Community Development: Public Facility (CD:PF) and the northern portion from Community Development: Very Low Density Residential to Open Space Recreation (OS:OS-R) with a portion remaining Rural: Rural Mountainous as shown on Exhibit 6, based upon the findings and conclusions provided in the staff report and pending final adoption of the General Plan Amendment resolution by the Board of Supervisors; and,
3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7799**, changing the zoning classification for the subject property from Controlled Development Areas (W-2) to Industrial Park (I-P) as shown in Exhibit 3, based upon the findings and conclusions provided in the staff report, pending adoption of the zoning ordinance by the Board of Supervisors; and,
4. **APPROVE PLOT PLAN No. 25337** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report; and,
5. **APPROVE PARCEL MAP NO. 36564**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The Project site is currently designated Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) and is located within the Cherry Valley Policy Area and the Cherry Valley Gateway Policy Area of the General Plan's Pass Area Plan.
2. The Project site is surrounded by properties which are designated Rural Mountainous to the north and east, and Very Low Density Residential to the east and south, The City of Calimesa to the west.

3. The current zone classification for the Project site is Controlled Development Areas (W-2).
4. The Project site is bordered by the City of Calimesa to the west and northwest. The areas to the south, east, and the north of the Project site are within unincorporated Riverside County. The area to the northeast, north, and northwest of the site primarily consists of rolling hills with a few scattered rural residences. Most of the surrounding area is in a predominately undeveloped state. A mobile home park (Rancho Calimesa) is located approximately 0.35 mile southwest of the Project site. Land to the south consists of scattered vacant parcels, a truck services business, and the Sunny Cal Egg Ranch, a planned community development of 560 residential units which was originally approved by the City of Beaumont in 2007. East of the Project site is a mix of properties used for agriculture purposes and large lot, rural, and single family development.
5. GPA No. 1079 proposes to change the site's land use designation on the southern portion from Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) to Community Development: Light Industrial (CD:LI)(0.25 – 0.60 Floor Area Ratio) and Community Development: Public Facility (CD:PF). The land use designation on the northern portion of the site will change from Community Development: Very Low Density Residential to Open Space Recreation (OS:OS-R) with a portion remaining Rural: Rural Mountainous.
6. The Project is consistent with the Community Development: Light Industrial, Community Development: Public Facility, Open Space Recreation and Rural: Rural Mountainous land use designations because the General Plan states that the Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses.

The northern portion of the project site that will be re-designated as Open Space Recreation (OS-R), will allow for continued public access to, and use of, the informal trails in the vicinity. Open Space Recreation Designation allows for active and passive recreational uses such as parks, and trails. The portion of the site to be designated Public Facility will be used by Yucaipa Valley Water District for two water tanks. Land Use Policy 7.2 states that public facilities shall be allowed in any land use designation except for the Open Space Conservation land use designations. A public facility shall include all facilities operated by any special district governed by operating within the County of Riverside or any city.

7. GPA No. 1079 is considered an Entitlement/Policy Amendment because it is changing the site's land use designation, but not the Foundation Component. Additionally, in accordance with the General Plan's Administration Element, amendments changing land to the Open Space Foundation Component are processed as an Entitlement/Policy Amendment. In accordance with Section 2.4.C.2. a), b) and c) of Ordinance No. 348 the following findings support approval of GPA No. 1079:

The General Plan Amendment does not conflict with the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

- a) The Project does not involve a change in or conflict with the overall Riverside County Vision. The County General Plan Vision Statement discusses many topics including, but not limited to, housing, population growth, community and transportation, and is summarized by the following: "Riverside County is a family of special communities in a remarkable environmental setting." The Vision Statement acknowledges that every community in the County is maturing in its own way, at its own pace, and within its own context. The Vision itself is the County's blueprint for long-term, managed and sustainable growth, but is also flexible to adapt when market conditions and other external forces fundamentally shift land use patterns. This Project has been reviewed in conjunction with the Vision Statement and, as described more particularly below, does not conflict with it.

The proposed Project is consistent with the "Population Growth" topic of the Vision Statement because it fits into the framework of existing transportation and open space corridors. Specifically, the proposed Project is located in an area within the County that is experiencing new development and is expected to see more future growth. Development of the Project at this location, which has direct regional access to the I-10 Freeway transportation corridor, represents a logical extension of the pattern of development that is already emerging in the Cherry Valley Gateway Policy Area. For example, the City of Calimesa General Plan designates land adjacent to the area west of the Project site as "Commercial Retail," and this area is zoned by the City of Calimesa as "Commercial Regional." In addition, the unincorporated area at the southeast corner of the I-10 Freeway and Cherry Valley Boulevard located directly west of the proposed Project is zoned Scenic Highway Commercial (CPS). Recent development in Cherry Valley and the cities of Beaumont and Calimesa in the vicinity of the proposed Project include some industrial Projects (Rolling Hills Ranch Industrial Prologis and the Dowling Orchard Business Park). Further, the Project's close proximity to the I-10 Freeway regional transportation corridor means that nearly 100 percent of its truck traffic and 80 percent of its passenger car traffic will access the site from the west along Cherry Valley Boulevard (designated an arterial/major highway), and thereby avoid the use of collector/local roadways in the community of Cherry Valley to the east.

Additionally, the proposed Project does not interfere with designated open space corridors, and is designed to maximize the preservation of open space by retaining 84.8 acres (approximately 35% of the overall Project site area) of the northerly portion of the Project site as natural open space. The Project is consistent with the "Conservation and Open Space Resources" and "Communities and Their Neighborhoods" topics of the Vision Statement because it preserves multi-purpose open space that could otherwise have been developed, maintains and expands the public's access to open space for passive and active recreation and preserves and evokes the rural character



of the area. Moreover, the Project site is not located within an open space wildlife corridor or linkage as identified by the Multiple Species Habitat Conservation Plan (MSHCP). Further, approximately 84.8 acres of the Project site that will be preserved as natural open space will protect habitat and ridge-line equestrian trails running through the site. The Project features on-site trails that could connect with existing trails in the northern portion of the site that would contribute to the development of the City of Calimesa's trail system. A trailhead would also be constructed in the southwest corner of the site near the water tower and barn, which ties into the trails. The trail along the western margin of the Project site would consist of decomposed granite to accommodate hikers and equestrians, and would connect to the existing trails in the northern portion of the Project site. Finally, the Project balances its proposed light industrial logistics center use with the need to preserve the rural character of the area.

The Project will be compatible with the several uses and planned developments to be located on the properties immediately surrounding the Project site, including the planned Sunny-Cal Egg Ranch residential Project to the south, the residential Projects planned adjacent to the Project site to the northwest, east and southeast, the regional commercial uses planned to the west, and the rural/open space area to the north.

The proposed Project is also consistent with the Jobs and Economy topic of the Vision Statement because it contributes to the growth and diversification of the job base and further improves the jobs/housing balance. The Project consists of 1,823,760 square feet of warehouse/industrial uses that will generate jobs and tax revenue for the County and its residents. Industrial development creates economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base from which public services are provided. The Pass Area currently experiences a jobs/housing imbalance, with more housing available than jobs. This requires many local residents to commute greater distances to jobs outside of the Pass Area. The Project and its estimated 577 temporary construction jobs and 748 permanent new jobs (including 507 on-site, full-time equivalent jobs and 241 off-site indirect and induced jobs) would help balance the housing-job ratio and reduce commute distances. The Project's economic benefits and consistency with the Vision Statement is further described in the September 2015 Fiscal Impact and Economic Benefit Analysis prepared for the Project by the Kosmont Companies, a copy of which is included as EIR No. 534 Appendix J.1 and is incorporated herein by reference. For these reasons, GPA No. 1079 does not conflict with the Riverside County Vision.

- b) General Planning Principle: The Project does not involve a change in or conflict with any General Planning Principle in Appendix B of the Riverside County General Plan. Appendix B of the Riverside County General Plan includes General Planning Principles that consist of seven (7) categories, including Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Development, and



Economic Development. This Project has been reviewed in conjunction with these categories and is consistent with the planning principles including the following:

Principle I.G relates to efficient land use. The Project represents the efficient use of land by locating a regional warehouse/logistics use in close proximity to the I-10 Freeway. The Project plans to cluster Buildings 1 and 2 as close as reasonably possible to increase the space that will serve as the Project's natural buffer.

Principle II.A relates to environmental protection, including the pursuit of environmentally sensitive design, community design such as energy efficiency, including water and energy conservation, and the preservation of significant environmental features. The Project applicant intends to construct buildings that will be designed to be eligible for the Leadership in Energy and Environmental Design (LEED) Silver Certification level. This includes design considerations related to the building envelope, HVAC, lighting, and power systems. The Project includes the use of solar panels on its roofs, which would provide approximately 23% of the Project's power needs. The Project will provide water efficient, landscaping, irrigation, showerheads, toilets, and faucets. For future office improvement, refrigerants and HVAC equipment will be selected to minimize or eliminate the emission of compounds that contribute to ozone depletion and global warming. Ventilation and HVAC systems will be designed to meet or exceed the minimum outdoor air ventilation rates described in the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE) standards and/or per California Title 24 requirements. Additionally, the proposed Project will implement design features for future office improvement to increase the efficiency of the building envelope (i.e., the barrier between conditioned and unconditioned spaces). This includes installation of insulation to minimize heat transfer and thermal bridging and to limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.

Principles II.B., II.C and II.D relate to environmental protection, including habitat preservation and the provision of open space. The Project would conserve approximately 84.8 acres as open space. This open space area would also generally connect with other open space areas in the region, since the Project would feature on-site trails that connect with existing trails in the northern portion of the site. As a result, the Project will help enhance the County's Conservation and Open Space Resource System, which seeks to preserve a multi-purpose open space system for habitat protection and recreational purposes. A July 2015 MSHCP Consistency Analysis was conducted for the Project. Based on the results of the MSHCP Consistency Analysis, the Project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites.

Principle III.A relates to optimization of the existing circulation infrastructure. The Project is consistent with this principle by its close proximity to the I-10 Freeway, and

by the fact that it is served by Cherry Valley Boulevard, an existing arterial and major highway.

Principle IV.A relates to community balance, which may be achieved, in part, by ensuring a balance of housing, jobs and services within communities. The Project advances this principle by improving the jobs-to-housing ratio within the Pass Area, which is currently characterized by more workers and housing than jobs.

Principle IV.B relates to unique communities and Principle VI relates to rural development principles. The Project is consistent with these principles because it will preserve the unique rural character of the area. Approximately 84.8 acres of the Project site, primarily running along the northern property line (in the rural mountainous and open space zone areas), will be preserved as natural open space, protecting habitat and ridge-line equestrian trails running through the site. The clustering of the development footprint will help preserve the rural character of the area, and will provide a substantial buffer for any future developments to the north. The Project will preserve community uses and access to an informal equestrian and pedestrian trail network running throughout the undeveloped northern section of the site.

The Project will also be set back from the street and landscaped in such a manner as to be visually unobtrusive, thereby espousing the rural character of the surrounding environment consistent with the Cherry Valley Gateway Policy Area. Specifically, the two Project buildings will be located up to 48.3 feet below grade, and will rise only 41 feet in height, ensuring an unobstructed view towards the foothills located north of the Project site.

Additionally, the Project's setback from the mountain ridge and the street will also protect the scenic values of the ridgeline and the landscape, providing continued natural visual relief to the nearby communities. Project buildings would be set back approximately 300 to 575 feet from Cherry Valley Boulevard; approximately 300 feet from the east Project boundary; and approximately 400 feet from the west Project boundary; allowing for generous buffers with extensive landscaping, a berm, a meandering equestrian and pedestrian trail, and a three-railed fence. Additionally, the Project's architecture is purposefully and thoughtfully designed to evoke a rural character, with earth-tone colors and ranch-inspired architectural features.

Landscape architecture features will further soften the Project's impact by shielding the site with meandering ranch-inspired fencing, shrubs and trees along the site's western, southern, and eastern elevations and a decorative barn and water tower in recognition of the area's long history of agricultural and equestrian uses.

The decorative barn and water tower features would not be functional, but they would screen views of the Project site and provide a focal point to viewers along local roadways, while maintaining and enhancing the rural character of the area. In addition, the barn will serve as a shade structure and trail head for the equestrian and recreation

trails. Combined with the Project's overall rural theme featuring western and agricultural architectural elements, these two monuments serve as a visible focal point and welcoming gateway to the Cherry Valley community.

The Project would feature on-site trails that connect with existing trails in the northern portion of the site to contribute to the development of the City of Calimesa's trail system. A trailhead would also be constructed in the southwest corner of the site near the water tower and barn, which ties into the trails. The trail along the western margin of the Project site would consist of decomposed granite to accommodate hikers and equestrians, and would connect to the existing trails in the northern portion of the Project site.

The extensive landscaping will soften the Project's look and minimize the visual appearance of the buildings. Specifically, the Project will feature landscaping that will soften the view of the buildings, including shrubs and trees along the Project site's western, southern, and eastern elevations. The landscaping is designed with pockets, rolling terrain, and irregularity to mimic the site's natural setting.

The Project is consistent with Principle V (Agricultural Principles) in that the loss of potential farmland of local importance on-site is not significant because the site has not been used for farming for more than 30 years, and there is not a sufficient supply of irrigation water to serve an intensive agricultural use on-site. None of the area surrounding the Project site is currently used for active agricultural production such as crop farming. The land to the east of the Project site is currently used for grazing. Ongoing operations at the site would not impact surrounding grazing uses, or any future agricultural uses that may occur within 300 feet of the Project site. The Project will not conflict with existing agricultural zoning, agricultural use, with land subject to a Williamson Act contract, or with land located within a Riverside County Agricultural Preserve.

The Project is consistent with, and advances Principle VII (Economic Development Principles). As more particularly described in the Project's Economic Impact Report, the Project will provide new warehouse/logistics development that would take advantage of the proximity to the I-10 Freeway to facilitate efficient goods movement, and would assist the County in obtaining fiscal balance in the years and decades ahead through increased tax revenues. The Project will create 577 temporary construction jobs and 748 permanent jobs (507 on-site, full-time equivalent jobs and 241 off-site indirect and induced jobs) and would help balance the housing-job ratio in the Pass Area. In addition, the Project will provide a range of jobs open to adults with varying degrees of education, thereby expanding basic employment opportunities.

For these reasons, the Project does not involve a change in or conflict with any General Planning Principle in Appendix B of the Riverside County General Plan.

- c) General Plan Amendment No. 1079 is an Entitlement/Policy Amendment because the Project does not involve a change in or conflict with the Community Development Foundation Component. Specifically, the Project is located within the Community Development Foundation Component, which is identified as an area appropriate for urban or suburban development, including areas for single-family and multiple-family residential uses, commercial, industrial, business parks, public facilities, and a mix of uses.

The proposed light industrial logistics center Project is consistent with such uses. Therefore, for these reasons the Project does not involve a change in, or conflict with any Foundation Component in the General Plan.

- d) The proposed amendment would contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them. The Vision Statement provides that conserved multi-purpose open space is viewed as a critical part of Riverside County's system of public facilities and services required to improve the existing quality of life and accommodate new development. The Project is consistent with this aspect of the Vision Statement by preserving approximately 84.8 acres of the Project site as natural open space. The Project is consistent with the principles in the Vision Statement related to measures that reduce carbon emissions and increase energy efficiency, sustainability, and the incorporation of green building practices. As outlined above, the Project will incorporate solar panels, water-efficient fixtures and energy-efficient systems, as well as native, drought-tolerant landscaping.

Additionally, LU 8.1 provides, "Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity."

Industrial development creates economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base from which public services are provided. The Project would help contribute to a balance of land uses, by providing an industrial use, and a job resource to the area. The Sunny Cal Egg Ranch Project which will include 597 residential lots will be located immediately south of the Project site. The City of Calimesa's General Plan designates land adjacent to the area west of the Project site as "Commercial Retail", with a Zoning Classification of "Commercial Regional". The unincorporated area at the southeast corner of the I-10 freeway and Cherry Valley Boulevard located directly west of the Project is zoned "Scenic Highway Commercial". Therefore the proposed Project will help contribute to the balance of land uses, fiscal viability and economic diversity.

LU 8.2 provides "Promote and market the development of a variety of stable employment and business uses that provide a diversity of employment opportunities."



Development of the Project would generally coincide with the development of other residential and commercial uses in the Project area. The Pass Area currently experiences a jobs/housing imbalance, with more housing available than jobs. According to the Project's Economic Impact Report, the Pass Area had an 11.5 percent unemployment rate in 2013, down from 17.6 percent in 2010. Additionally, the Pass Area's jobs-to-housing ratio is approximately 0.598, which reflects the availability of local jobs for each occupied home in a community. The Pass Area is far below the 1.102 ratio for the Inland Empire or the 1.168 ratio for all of Southern California. This requires many local residents to commute greater distances to jobs outside of the Pass. The Project is consistent with these aspects of the Land Use Policy by creating approximately 748 permanent jobs, most of which would be filled by local residents, due to the current economic climate of the region. The Project would provide local jobs to the surrounding area and would help improve the existing jobs-to-housing ratio.

LU 9.1 specifies "Provide for permanent preservation of open space lands that contain important natural resources, cultural resources, hazards, water features, watercourses including arroyos and canyons, and scenic and recreational values."

The Project meets and contributes to the land use policy in several areas. The Project will preserve community uses and access to an informal equestrian and pedestrian trail network running through the undeveloped northern section of the site. The Project will also be set back from the street and landscaped in such a manner as to be visually unobtrusive, thereby preserving the rural character of the surrounding environment. The Project would also establish 84.8 acres of open space.

For these reasons, General Plan Amendment No. 1079 contributes to the purposes of the General Plan.

8. The Project is located within the General Plan Pass Area Plan (PAP). The Project meets the following goals of the PAP:

PAP 3.3 Encourage the creation and maintenance of multi-purpose trails through the Cherry Valley Area by using flood control easements and underutilized road rights of way.

The Project would feature on-site trails that connect with existing trails in the northern portion of the site to contribute to the development of the City of Calimesa's trail system. A trailhead would also be constructed in the southwest corner of the site near the water tower and barn, which ties into the trails. The trail along the western margin of the Project site would consist of decomposed granite to accommodate hikers and equestrians, and would connect to the existing trails in the northern portion of the Project site.

PAP 15.1 Protect viable oak woodlands through adherence to the Oak Tree management Guidelines and Best Management Practices adopted by Riverside County.

Because of the lack of oak woodlands on the Project site (as the site contains scrub oak chaparral), the Project will not conflict with the Pass Area Plan policy regarding oak tree and viable oak woodland preservation.

9. The Project is located within the Cherry Valley Gateway Policy Area ("CVGPA") of the Pass Area Plan. The CVGPA is 1.5 miles long (from east to west) and one mile wide (from north to south); it includes approximately 713 acres on the north and south sides of Cherry Valley Boulevard running east from the I-10 Freeway towards the unincorporated community of Cherry Valley. Land uses within the CVGPA include a mix of residential, agricultural and commercial uses. Uses adjacent to the Project site include, for example, an existing truck repair facility on the south side of Cherry Valley Boulevard, and the Sunny Cal Egg Ranch, a former poultry farm that is now planned for 560 single family homes.
10. The CVGPA is located at the westerly edge of the community of Cherry Valley in an area that is presently largely agricultural or undeveloped. The General Plan provides that the policy area shall be developed as a gateway to Cherry Valley, and it shall be developed to evoke the rural character of that area. The policy area shall also serve as a community separator between Beaumont and Calimesa. To accomplish these two goals, it is envisioned that clustering and buffering will be utilized in order to preserve open space and maintain the rural character of the area. Higher densities may be allowed through a general plan amendment provided such development meets the goals of the policy area. The Project is consistent with the CVGPA based on the following:

PAP 4.1 Clustering of dwelling units and lots is encouraged in order to preserve open space areas.

PAP 4.2 Provision shall be made for establishment of a visible "entrance" feature for Cherry Valley within this area that evokes the rural identity of the community.

The CVGPA provides these policies to preserve open space and to provide an "entrance" feature that evokes the rural identity of the community. They also provide language about the overall goals of the CVGPA, including to function as a gateway to Cherry Valley, to evoke the rural character of the area and to serve as a community buffer between the communities of Beaumont and Calimesa.

The CVGPA provides that the area should serve as a "gateway" to the Cherry Valley area. The area has a long history of agricultural and equestrian uses. To honor this history, the Project will include a rural water tower and a wooden barn structure in the Project's southwest corner that are designed to evoke a rural theme of Cherry Valley. The barn will serve as a shade structure and trail head for an equestrian and recreation trail proposed as part of the Project. Combined with the Project's overall rural theme featuring western and agricultural architectural elements, these two monuments serve as a visible focal point and welcoming gateway to the Cherry Valley community.

Cherry Valley Boulevard will be widened per County of Riverside Standards. Additional street improvements, such as landscaped medians and walkways, will capitalize on the gateway feature, transforming the area beyond only a visible entrance feature, but also serve as a welcoming approach into the Cherry Valley community.

In addition to the entrance feature described above, the location, configuration and design of the Project will allow the Project to blend into the existing landscape despite the large size of the proposed buildings, helping to advance the vision and goals by evoking the rural character of the area.

The Project boasts generous horizontal and vertical setbacks that buffer the Project from Cherry Valley Boulevard and adjacent properties. The main buildings are clustered in the center of the Site and will be set back approximately 375- to 575-feet from Cherry Valley Boulevard., and will be constructed approximately 51-feet below Cherry Valley Boulevard at the southeast corner of the Site. Because the Project will rise only 40-feet in height, the generous setbacks, landscaped berm, and modest height ensure an unobstructed view towards the foothills to the north by residents and visitors traveling to and from adjacent communities.

The southern edge of the Project will feature a minimum 50-foot wide landscaped buffer, which will include a 10-foot tall landscaped berm; these landscaped areas will minimize the visual impact of the Project. A 5-foot wide meandering sidewalk will be separated from the equestrian trail by a ranch style three-railed fence.

There will be significant additional open space between the Project's buildings and the outer boundaries of the site, ranging from approximately 330-feet at the Project's western side to over 550 feet on the southeast side of the Site.

The extensive landscaping will soften the Project's look and minimize the visual appearance of the buildings. Specifically, the Project will feature extensive native and drought tolerant landscaping, including shrubs and trees along the site's western, southern, and eastern elevations. To the extent the Project's buildings are visible through the landscaping and setbacks, the rural and country themed architectural design and building materials soften the buildings' presence, while preserving the character of the area. The landscaping is designed with pockets, rolling terrain, and irregularity to mimic the site's natural setting.

The CVGPA requires that the policy area be developed as a community separator between Beaumont and Calimesa, and suggests that this goal can be achieved through "clustering and buffering" to "preserve open space." The large size of the Project site furthers this goal by allowing for vast amounts of open space.

The site is 229.98 gross acres; 84.8 of those acres (37.8% of the site) will remain undeveloped with the majority be dedicated as open space recreation. The open spaces and visual buffering of the Project will serve as a transition between the hard borders of the

two cities' districts terminating at the proposed regional commercial center to the west in Calimesa and the Sunny-Cal development to the south in Beaumont. To the east, the extensive buffer of approximately 550 feet and landscaping will also provide a transition between the Project and large parcels that typify the community of Cherry Valley.

Additionally, foothills on the northerly portion of the Project site and the San Bernardino Mountains serve as a natural southwest to northeast divide between Calimesa and Beaumont. The undeveloped mountain region separates the Project site from the northern areas of the Cherry Valley community by over 1 mile, and the distance between the Project site and Cherry Valley along Cherry Valley Boulevard is approximately 0.8-miles.

The Project will help advance the vision of the CVGPA by evoking the rural character of the area through contextually appropriate architecture and gateway features, by preserving open space, and by also providing landscaped buffers, extensive setbacks, and clustering of the buildings.

11. The Project is also located within the Cherry Valley Policy Area. The Project meets the goals of the Cherry Valley Policy Area such as providing for development that will promote greater economic self-sufficiency in the area.

The Cherry Valley Policy Area of the Pass Area Plan provides, "Scattered throughout the community and especially focused along Beaumont Avenue, are commercial and higher density residential uses. The intent of the Cherry Valley Policy Area is to maintain the predominately rural community nature of this area, while allowing existing uses that are of higher density to remain legal conforming boundaries encompass the entire Cherry Valley area."

The Project's architecture is designed to evoke a rural character, with earth-tone colors and ranch-inspired architectural features. The Project will include ranch-inspired fencing, and a decorative barn and water tower. The decorative barn and water tower features would not be functional, but they would screen views of the Project site and provide a focal point to viewers along local roadways, while maintaining and enhancing the rural character of the area. In addition, the barn will serve as a shade structure and trail head for the equestrian and recreation trails.

PAP 3.3 Encourage the creation and maintenance of multi-purpose trails through the Cherry Valley Area by using flood control easements and under utilized road rights of way.

The Project would feature on-site trails that connect with existing trails in the northern portion of the site to contribute to the development of the City of Calimesa's trail system. A trailhead would also be constructed in the southwest corner of the site near the water tower and barn, which ties into the trails. The trail along the western margin of the Project site would consist of decomposed granite to accommodate hikers and equestrians, and would connect to the existing trails in the northern portion of the Project site.



There are no county trails located on the Project site. However the City of Calimesa has a proposed Multi-Use Trail System that includes several trailheads and trails within the Project site. Currently the Project site contains some informal trails that traverse the Project site. The Project would feature on-site that connect with existing trails in the northern portion of the site to contribute to the development of the City of Calimesa's trail system.

12. The Project's Change of Zone No. 7799 is a request to amend the zoning classification for the subject property from Controlled Development Areas (W-2) to Industrial Park (I-P). The northern portion of the Project would remain as open space and would remain zoned W-2.
13. Change of Zone No. 7799 is consistent with the proposed land use designations of Community Development: Light Industrial, Community Development: Public Facilities, Open Space- Recreation and Rural: Rural Mountainous because the General Plan states when development is proposed, the Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses which are allowed in the proposed I-P zone.
14. The Project's Tentative Parcel Map No. 36564 is a proposal to subdivide 229.98 gross acres into four parcels. Tentative Parcel Map No. 36564 complies with Ordinance No. 460 based on the following:
  - a. As provided in the conditions of approval and Tentative Parcel Map No. 36564 complies with the improvements required for a Schedule "E" Map. For instance Condition 10.E HEALTH.2 Requires the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor. 10.TRANS.1 requires the land divider to provide all street improvements to be in accordance with Ordinance 460 and the Riverside County Road Improvement Standards.
  - b. Tentative Parcel Map No. 36564 is consistent with the General Plan, and with all applicable requirements of State law and the ordinances of Riverside County because the proposed Project is consistent with the development standards set forth in the I-P zone, and the requirements for Schedule E maps provided in Ordinance No. 460. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage development standards of the respective zone. The Project is not located within an approved Specific Plan.
  - c. The site of the proposed land division is physically suitable for the type and density of development because it consists of lightly rolling terrain, and is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan (MSHCP). Further, the site is sufficient in size, length, and width and meets the minimum development standards of the I-P zoning classification. Also, the Project site's location is in close proximity to the I-10 Freeway will provide direct and convenient access for trucks serving the proposed warehouse use, which will serve to reduce vehicle miles

traveled and prevent trucks from traveling on local streets. In addition, the Project will incorporate extensive buffers and open space that will preserve the rural character of and ensure compatibility with the surrounding area. Finally, the site is not identified as having hazardous waste or past remediation. The site is not within a Flood Zone. The site is not within a Methane Zone or a landslide or liquefaction area, a tsunami-inundation zone, flood prone area or a high wind erosion susceptibility area.

- d. Tentative Parcel Map No. 36564 is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. EIR No. 534 analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County Rules to Implement CEQA. Based on the findings and conclusions in EIR No. 534 and the Project's conditions of approval, the design of the Tentative Parcel Map No. 36564 is not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat, or substantial public health problems.
  - e. There are several easements on the property. The design of Tentative Parcel Map No. 36564 will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed development. Existing residences to the north of the Project site will have continued access via public Street "A".
  - f. As shown the lots on Tentative Parcel Map No. 36564 are consistent with the development standards provided in the I-P zone classification because it complies with the minimum lot size of 20,000 square feet, The buildings are setback approximately 375 to 575 feet whereby meeting the height requirements and the setback requirements. The parking and trash enclosures are adequately screened. The Parking complies with section 18.12 of ordinance 348.
  - g. The Project has considered and is implementing the location for dedication and improvement of necessary streets and sidewalks, and implementing designs to include the avoidance of traffic congestion; and has taken into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
15. In accordance with Section 10.1.B. of Ordinance No. 348, the Project is allowed in the I-P zone with an approved plot plan. Plot Plan No. 25337 complies with the development standards of the I-P zone and the requirements of Ordinance No. 348 based on the following:
- a. As shown on Exhibit A and Plot Plan No. 25337 the Plot Plan is consistent with the development standards provided in the I-P zone classification because it complies with the minimum lot size of 20,000 square feet, The buildings are

setback approximately 375 to 575 feet whereby meeting the height requirements and the setback requirements. The parking and trash enclosures are adequately screened. The Parking complies with section 18.12 of ordinance 348.

- b. With the Project's design, conditions of approval and compliance with applicable County ordinances, State laws and regulations the overall development of the land is designed for the protection of the public health, safety and general welfare.
  - c. With the Project's design and conditions of approval related to landscape screening, setbacks from the street, rural design and location, the Project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
  - d. Based on findings in the staff report, the Project conforms to the future logical development of the area. The proposed Project is compatible with surrounding land uses, as the surrounding land uses consist of the planned 560 unit Sunny-Cal Egg Ranch residential Project to the south, the residential Projects planned adjacent to the Project site to the northwest, east and southeast, the regional commercial uses planned to the west, and the rural/open space area to the north.
  - e. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.
16. EIR No. 534 analyzed the Project's potential significant effects on the environment and based on the findings and conclusions in EIR No. 534, all potentially significant effects of the Project on the environmental and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA and the Riverside County CEQA implementing procedures.
17. A Senate Bill 18 (SB18) consultation list request was sent to the Native American Heritage Commission (NAHC) and a response was received on April 15, 2013. In accordance with the recommendations of the NAHC, Planning contacted all seven Native American contacts listed in the NAHC response letter. These letters were mailed out on April 16, 2013. There were no responses were received from any of the groups contacted. These include the Cahuilla Band of Indians, the Los Coyotes Band of Mission Indians, the Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission Indians, San Manuel Band of Mission Indians, Santa Rosa Band of Mission Indians, and the Serrano Nation of

Mission Indians. The Soboba Band of Luiseno Indians did not request SB18 consultation but did comment on the DEIR and the EIR.

18. Assembly Bill 52 (AB52) became effective on July 1, 2015. This law applies to any Project that has a notice of preparation, a notice of negative declaration, or mitigated negative declaration filed on or after July 1, 2015. The most recent Project notice of preparation was issued on January 6, 2014 and concluded on February 12, 2014. Therefore the proposed Project is not subject to AB52, although the County has consulted with the applicable tribes pursuant to SB18.
19. This Project is located within the MSHCP, but not within any Criteria Cell.
20. A small portion of the project is located within the City Boundary of the City of Calimesa. This portion is being used for drainage improvements, the entitlements being considered are not taking place within the City limits. The improvements are composed of drainage channels and improvements such as a concrete trap channel, a concrete box culvert, two concrete outlet structures and rip rap rock energy dissipaters, and a rock lined berm to protect the adjacent property owners. The areas within the City of Calimesa are zoned and designated as, Residential Low (2 to 4 dwellings per acre). The City of Calimesa provided comments on the EIR, stating that the City retains full discretion whether or not to allow improvements within the City's right-of-way.

### **CONCLUSIONS:**

1. The proposed Project is in conformance with the Community Development: Light Industrial (CD:LI)(0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum), and with all other elements of the Riverside County General Plan.
2. The proposed Project will be consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through Project design.
4. The proposed Project is conditionally compatible with the present and future logical development of the area.
5. The proposed Project will have a potentially significant effect on the environment.
6. The proposed Project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. The Project site is not located within:
  - a. A Historic District;
  - b. An Agricultural Preserve;
  - c. A Redevelopment Area;
  - d. A Specific Plan;
  - e. A Fault Zone;
  - f. A 100-year flood plain;
  - g. A Conservation Area;
  - h. An Airport Influence Area;
  - i. Not in an area drainage plan, or dam inundation area; or
2. The Project site is located within:
  - a. The Pass Area Plan
  - b. The Cherry Valley Gateway Policy Area;
  - c. The Cherry Valley Policy Area;
  - d. Cherry Valley Zoning District;
  - e. A High Fire Hazard Classification;
  - f. The City of Calimesa City Boundary;
  - g. Low Liquefaction area;
  - h. High Paleontological Sensitivity area;
3. The subject site is currently designated as Assessor's Parcel Numbers: 407-220-004, 407-220-007, 402-220-008, 407-220-009, 407-220-016, & 407-220-017, and APN's 407-270-012, 407-270-013 are not part of the Project, but are part of improvements related to the Project.



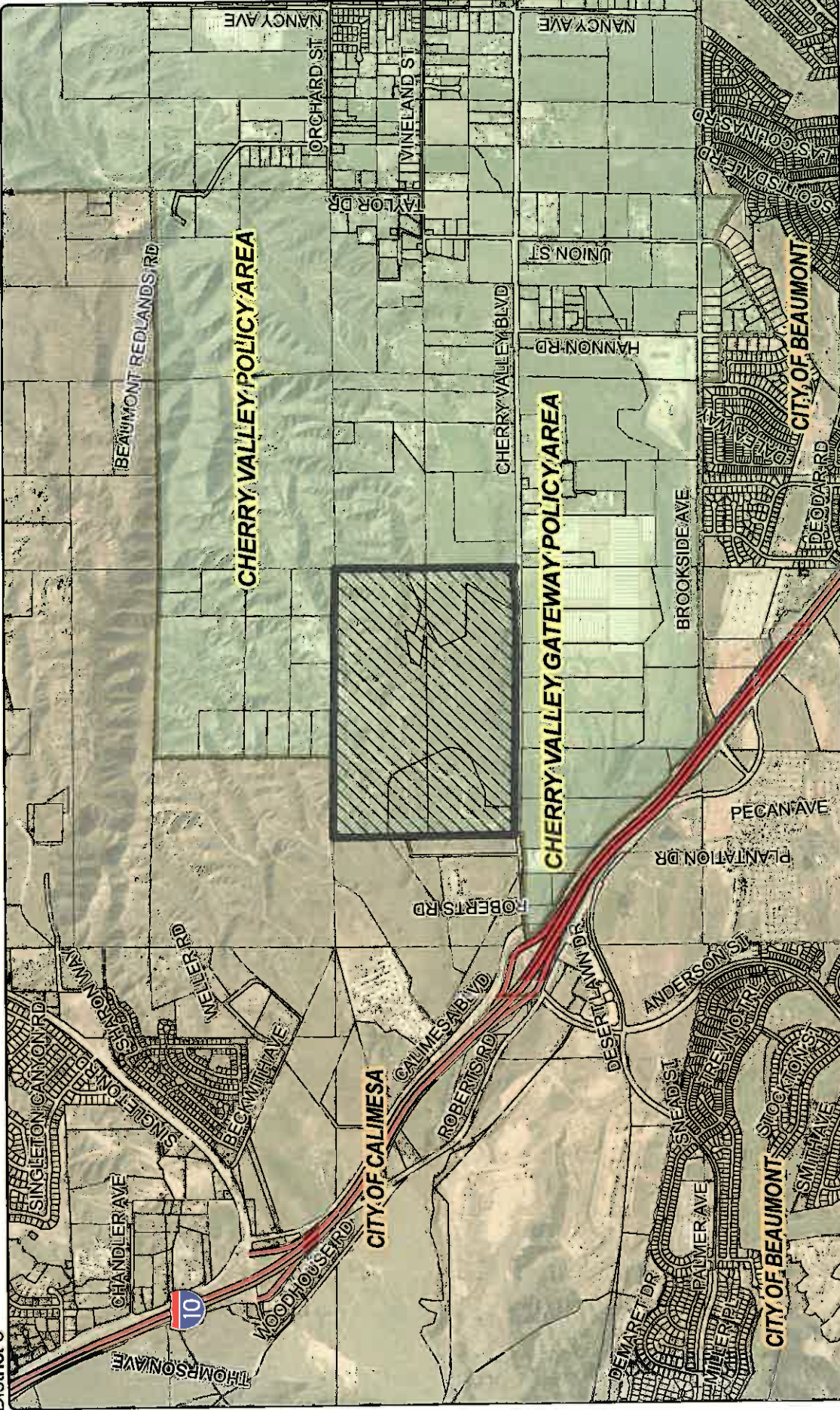
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07799 GPA01079 PM36564 PP25337 EIR00534

### VICINITY/POLICY AREAS

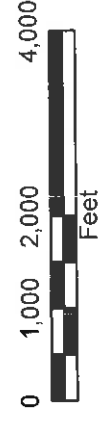
Supervisor: Ashley  
District 5

Date Drawn: 09/05/2017  
Vicinity Map



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan. The new General Plan contains different type of land use data is provided for future planning zoning. For further information, please contact the Riverside County Planning Department at (951) 854-3377. (Riverside County) or Website: <https://www.riverside.ca.gov>



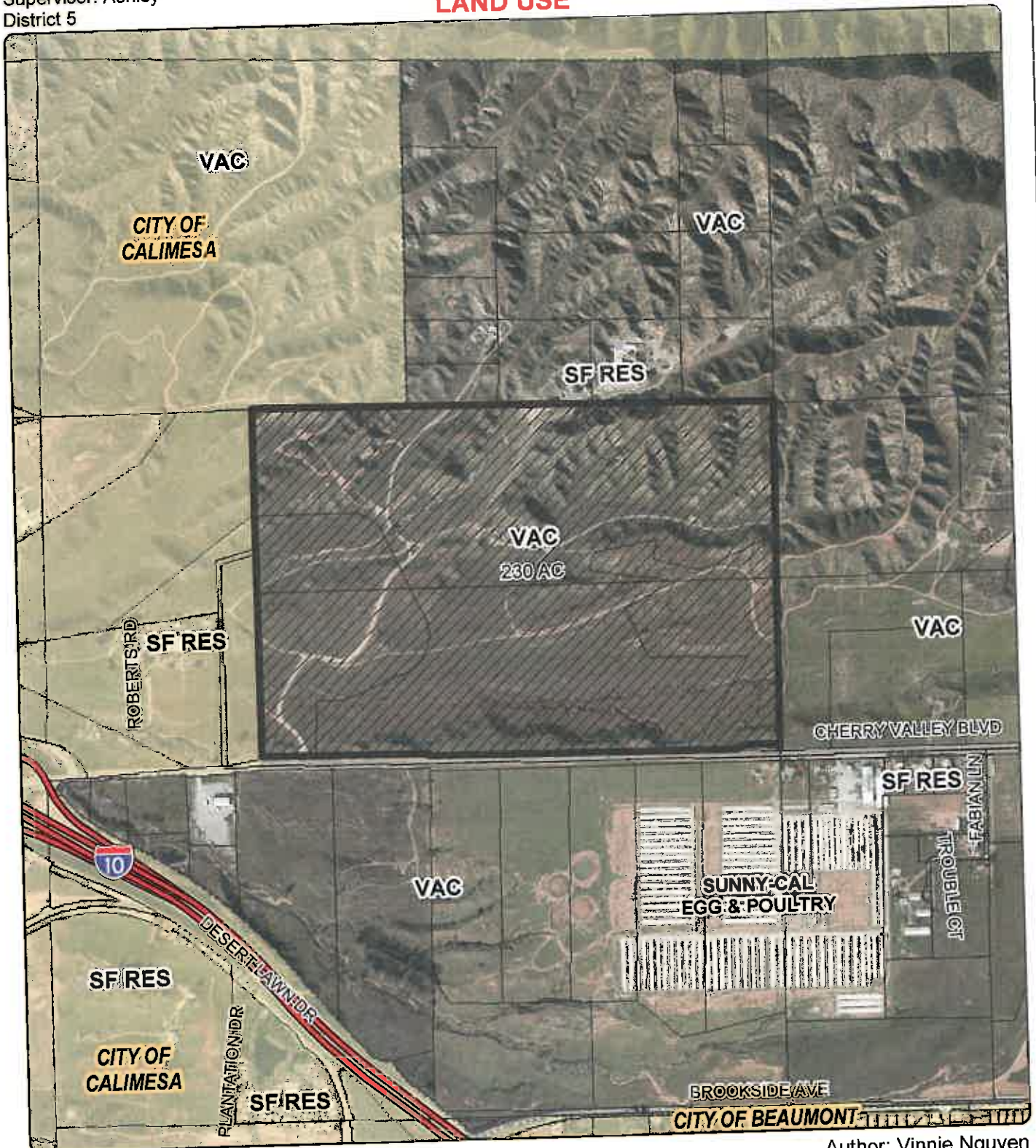
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07799 GPA01079 PM36564 PP25337 EIR00534**

Date Drawn: 09/05/2017

Exhibit 1

Supervisor: Ashley  
 District 5

**LAND USE**



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen



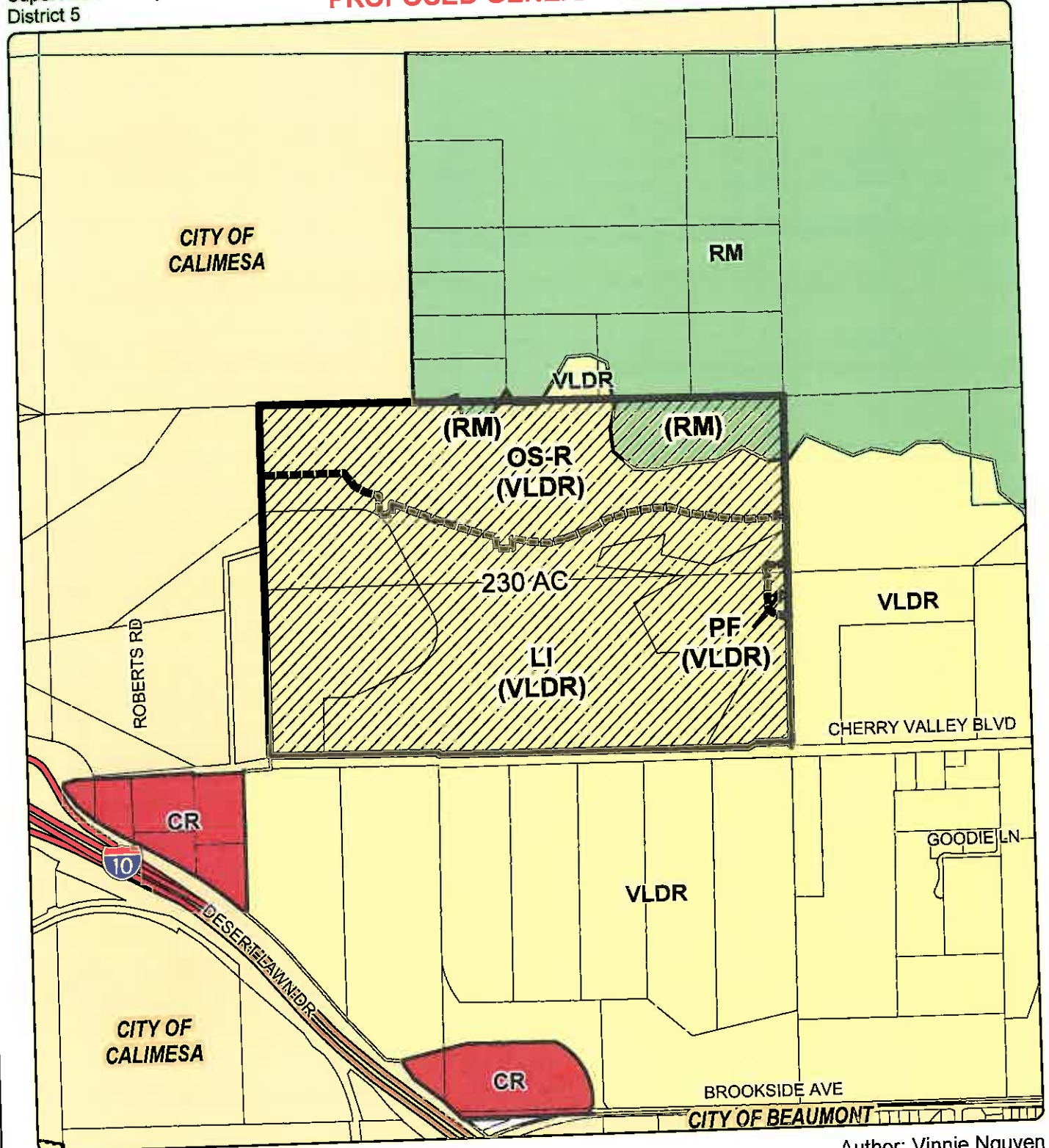
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.arclima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07799 GPA01079 PM36564 PP25337 EIR00534

Date Drawn: 09/05/2017  
Exhibit 6

Supervisor: Ashley  
District 5

**PROPOSED GENERAL PLAN**



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcdca.org>



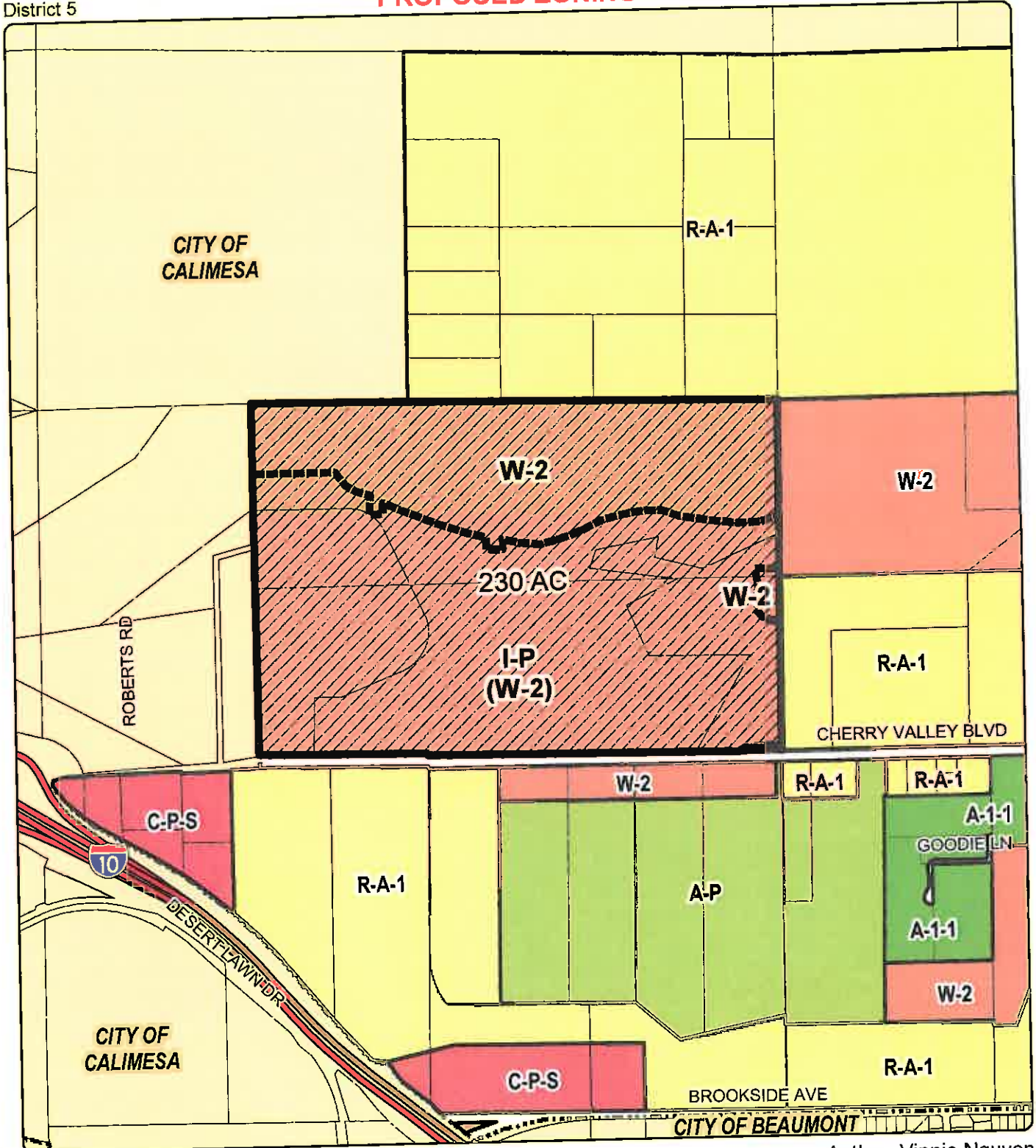
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07799 GPA01079 PM36564 PP25337 EIR00534**

Date Drawn: 09/05/2017

Supervisor: Ashley  
 District 5

**PROPOSED ZONING**

Exhibit 3



Zoning Dist: Cherry Valley

Author: Vinnie Nguyen

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdga.org>



[illegible]

NET LOCATION: 2200 N. 70<sup>TH</sup> STREET  
400 AC. PA. 70<sup>TH</sup> STREET

LANDSCAPE AREA:  
41.5% PROPOSED  
58% REQUIRED  
SURROUND 37% PROPOSED COVERAGE

EARTHWORK ESTIMATE:  
CUT: 20,000 CY  
FILL: 20,000 CY  
SPREAD: 50,000 CY  
NET: 0 CY BALANCED

[illegible][illegible]

Diagram illustrating a storm drain system. A storm drain pipe leads into a catch basin, which then connects to a sewer line. Labels include 'STORM DRAIN', 'CATCH BASIN', and 'SEWER'.

1992

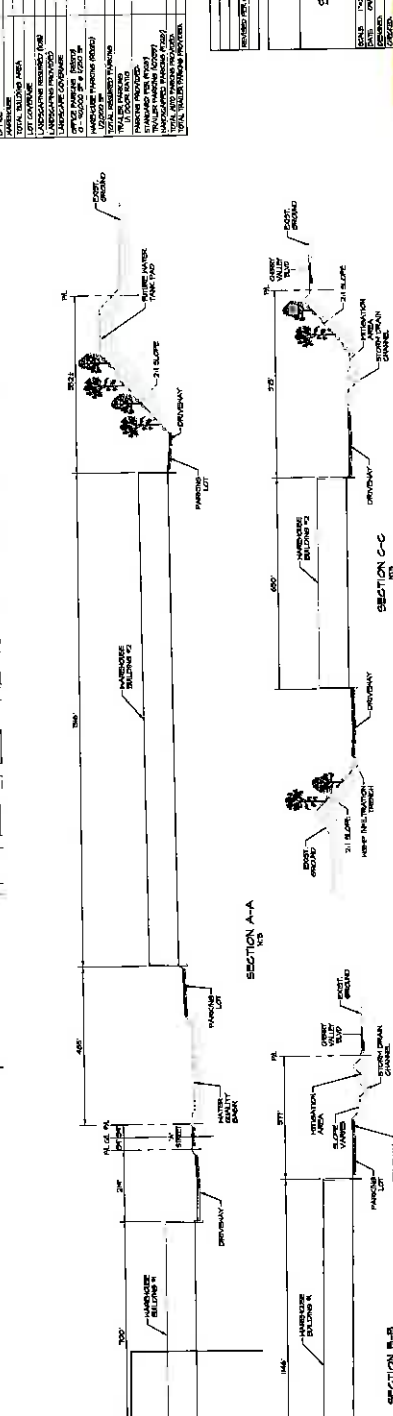
[illegible]

20. THIS PROJECT IS NOT FINISHED.  
21. REFER TO ARCHITECTURAL ELEVATIONS FOR WALL AND FENCE DETAILS.  
22. ALL DIMENSIONS ARE PER COUNTY STANDARD NO. 207A.  
23. THIS DESIGN IS BEING PROCEEDED CONCURRENTLY.  
24. GRA, ROAD AND COZ system IS BEING PROCEEDED CONCURRENTLY.  
25. NO POWER POLYLINE EXIST ALONG PROJECT FRONTAGE.

1. **TOPIC**  
 2. **PROBLEM STATEMENT**  
 3. **GOALS**  
 4. **SCOPE**  
 5. **ANALYSIS**  
 6. **CONCLUSIONS**  
 7. **RECOMMENDATIONS**  
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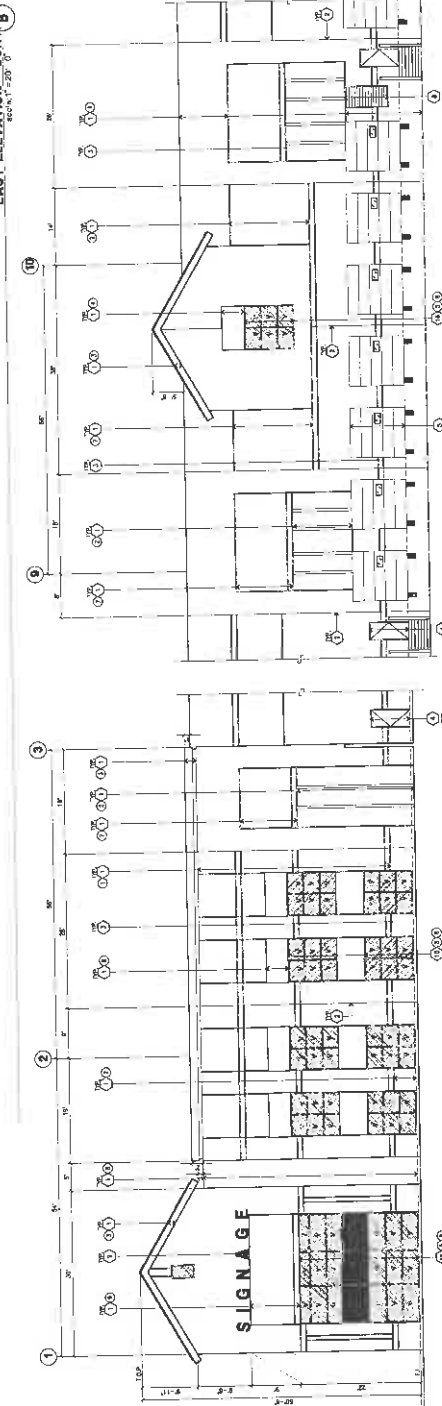
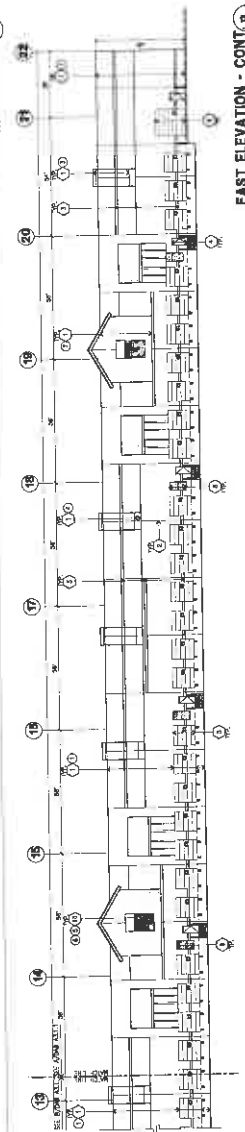
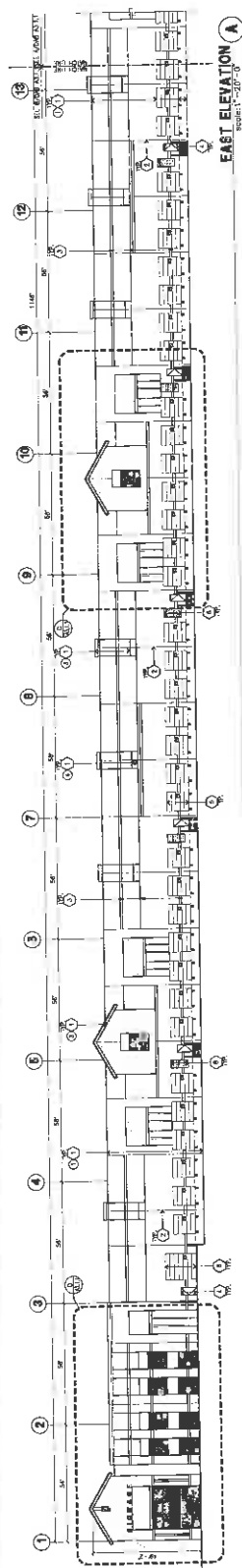
Exhibit A  
PP25337 dated 9/3/14  
Brett Dawson

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**GLAZING LEGEND**

GLAZING	GLAZING
GLAZING	GLAZING

# Exhibit 3.1-2a East Elevation

Source: HPA Architecture, October 2014.







HPA, INC.  
1521 N. 10TH AVE., SUITE 100  
DENVER, CO 80202  
TEL: 303.733.7777  
FAX: 303.733.7777  
WWW.HPA-INC.COM



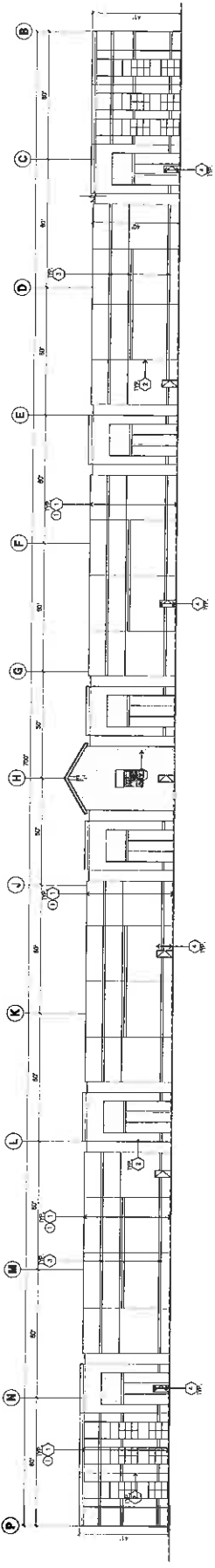
Owner:  
TSG  
CHERRY VALLEY, LP  
Shopoff  
TSG ROOT

Project:  
I-10 GATEWAY JOB  
CENTER  
COUNTY OF DENVER, CO

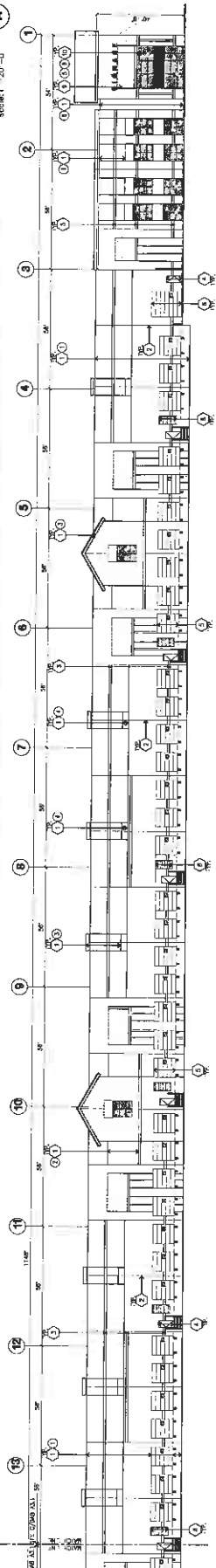
Consultants:  
MESS  
SRI, INC.  
MECHANICAL  
ELECTRICAL  
PLUMBING  
HVAC  
FIRE  
STRUCTURAL  
FOUNDATION  
LANDSCAPE  
ARCHITECTURE  
INTERIOR DESIGN  
GENERAL CONTRACTOR

Title: BLUE L - ELEVATIONS  
Project Number: 8292  
Drawn by: SV  
Date: 10-25-2014  
Revised:

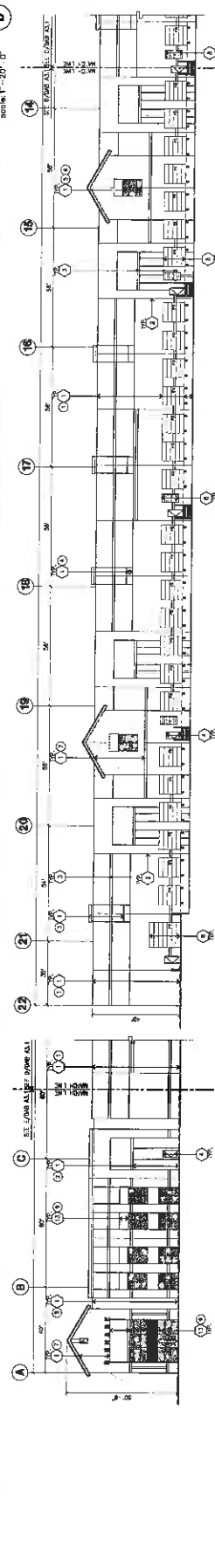
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A3.1  
COUNTY OF DENVER, CO  
PROJECT: I-10 GATEWAY JOB CENTER



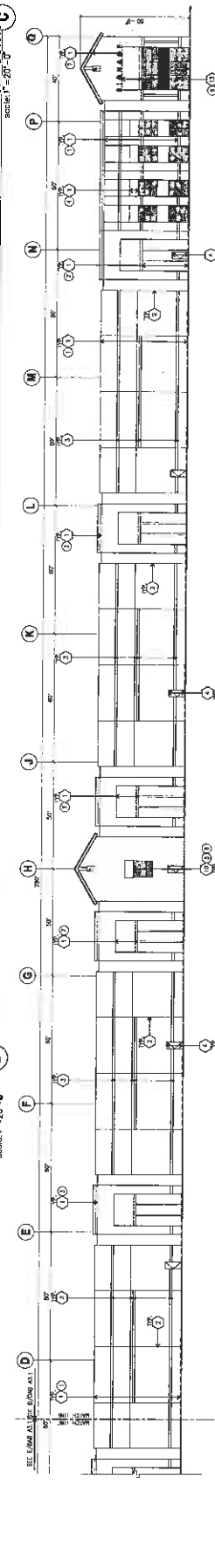
NORTH ELEVATION  
SECTION 1'-0" X 1'-0"



WEST ELEVATION  
SECTION 1'-0" X 1'-0"



WEST ELEVATION - CONT.  
SECTION 1'-0" X 1'-0"



SOUTH ELEVATION  
SECTION 1'-0" X 1'-0"

SOUTH ELEVATION - CONT.  
SECTION 1'-0" X 1'-0"

GLAZING LEGEND

- 1. GLAZING TYPE: TYPICAL GLAZING
- 2. GLAZING TYPE: TYPICAL GLAZING
- 3. GLAZING TYPE: TYPICAL GLAZING
- 4. GLAZING TYPE: TYPICAL GLAZING
- 5. GLAZING TYPE: TYPICAL GLAZING
- 6. GLAZING TYPE: TYPICAL GLAZING
- 7. GLAZING TYPE: TYPICAL GLAZING
- 8. GLAZING TYPE: TYPICAL GLAZING
- 9. GLAZING TYPE: TYPICAL GLAZING
- 10. GLAZING TYPE: TYPICAL GLAZING
- 11. GLAZING TYPE: TYPICAL GLAZING
- 12. GLAZING TYPE: TYPICAL GLAZING
- 13. GLAZING TYPE: TYPICAL GLAZING
- 14. GLAZING TYPE: TYPICAL GLAZING
- 15. GLAZING TYPE: TYPICAL GLAZING
- 16. GLAZING TYPE: TYPICAL GLAZING
- 17. GLAZING TYPE: TYPICAL GLAZING
- 18. GLAZING TYPE: TYPICAL GLAZING
- 19. GLAZING TYPE: TYPICAL GLAZING
- 20. GLAZING TYPE: TYPICAL GLAZING
- 21. GLAZING TYPE: TYPICAL GLAZING
- 22. GLAZING TYPE: TYPICAL GLAZING
- 23. GLAZING TYPE: TYPICAL GLAZING
- 24. GLAZING TYPE: TYPICAL GLAZING

GENERAL NOTES - ELEVATIONS

- 1. ALL ELEVATIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL MATERIALS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL FINISHES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL COLORS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 6. ALL TEXTURES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 7. ALL PATTERNS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 8. ALL DETAILS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 9. ALL JOINTS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 10. ALL CORNERS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 11. ALL EDGES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 12. ALL SURFACES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 13. ALL VOLUMES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 14. ALL AREAS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 15. ALL PERIMETERS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 16. ALL CENTERS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 17. ALL POINTS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 18. ALL LINES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 19. ALL CURVES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 20. ALL ANGLES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 21. ALL DISTANCES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 22. ALL DIRECTIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 23. ALL SIZES SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 24. ALL QUANTITIES SHALL BE TO FACE UNLESS OTHERWISE NOTED.

COLOR SCHEDULE - ELEVATIONS

- 1. CONCRETE: TYPICAL CONCRETE
- 2. CONCRETE: TYPICAL CONCRETE
- 3. CONCRETE: TYPICAL CONCRETE
- 4. CONCRETE: TYPICAL CONCRETE
- 5. CONCRETE: TYPICAL CONCRETE
- 6. CONCRETE: TYPICAL CONCRETE
- 7. CONCRETE: TYPICAL CONCRETE
- 8. CONCRETE: TYPICAL CONCRETE
- 9. CONCRETE: TYPICAL CONCRETE
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- 11. CONCRETE: TYPICAL CONCRETE
- 12. CONCRETE: TYPICAL CONCRETE
- 13. CONCRETE: TYPICAL CONCRETE
- 14. CONCRETE: TYPICAL CONCRETE
- 15. CONCRETE: TYPICAL CONCRETE
- 16. CONCRETE: TYPICAL CONCRETE
- 17. CONCRETE: TYPICAL CONCRETE
- 18. CONCRETE: TYPICAL CONCRETE
- 19. CONCRETE: TYPICAL CONCRETE
- 20. CONCRETE: TYPICAL CONCRETE
- 21. CONCRETE: TYPICAL CONCRETE
- 22. CONCRETE: TYPICAL CONCRETE
- 23. CONCRETE: TYPICAL CONCRETE
- 24. CONCRETE: TYPICAL CONCRETE

KEYNOTES - ELEVATIONS

- 1. CONCRETE: TYPICAL CONCRETE
- 2. CONCRETE: TYPICAL CONCRETE
- 3. CONCRETE: TYPICAL CONCRETE
- 4. CONCRETE: TYPICAL CONCRETE
- 5. CONCRETE: TYPICAL CONCRETE
- 6. CONCRETE: TYPICAL CONCRETE
- 7. CONCRETE: TYPICAL CONCRETE
- 8. CONCRETE: TYPICAL CONCRETE
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- 10. CONCRETE: TYPICAL CONCRETE
- 11. CONCRETE: TYPICAL CONCRETE
- 12. CONCRETE: TYPICAL CONCRETE
- 13. CONCRETE: TYPICAL CONCRETE
- 14. CONCRETE: TYPICAL CONCRETE
- 15. CONCRETE: TYPICAL CONCRETE
- 16. CONCRETE: TYPICAL CONCRETE
- 17. CONCRETE: TYPICAL CONCRETE
- 18. CONCRETE: TYPICAL CONCRETE
- 19. CONCRETE: TYPICAL CONCRETE
- 20. CONCRETE: TYPICAL CONCRETE
- 21. CONCRETE: TYPICAL CONCRETE
- 22. CONCRETE: TYPICAL CONCRETE
- 23. CONCRETE: TYPICAL CONCRETE
- 24. CONCRETE: TYPICAL CONCRETE





CHERRY VALLEY BOULEVARD

OVERALL PRELIMINARY LANDSCAPE PLAN



Shopoff Group

09-030 13.1.14  
01-21-14 10.31.14  
10.18.14

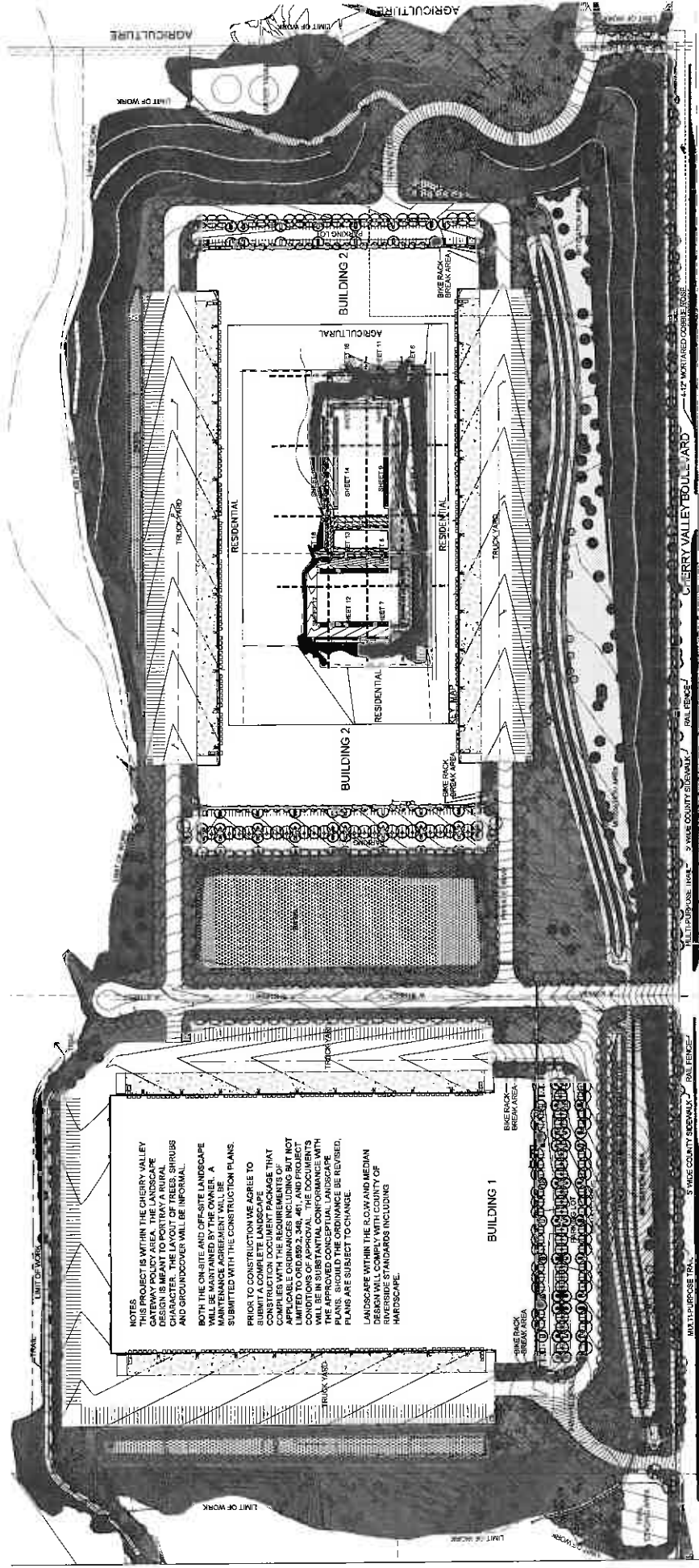
I 10 Distribution Center

Riverside County, California



HUNTER LANDSCAPE  
711 FEE AVE STREET PLACENTIA, CA 92670  
714.986.2400 FAX 714.986.2408

Exhibit L  
PP25337 dated 10/21/14  
Brett Dawson



**NOTES**  
 THIS PROJECT IS WITHIN THE CHERRY VALLEY GATEWAY POLICY AREA. THE LANDSCAPE DESIGN IS MEANT TO PORTRAY A RURAL COUNTRY FEEL WITH A MIX OF GRASSES AND GROUNDCOVER WILL BE INFORMAL.  
 BOTH THE ON-SITE AND OFF-SITE LANDSCAPE DESIGN SHALL BE SUBMITTED WITH A MAINTENANCE AGREEMENT WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS.  
 PRIOR TO CONSTRUCTION USE AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLES WITH THE REQUIREMENTS OF LIMITED TO ORD.889.3, 348, 461, AND PROJECT CONDITIONS OF APPROVAL. THE DOCUMENTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CHERRY VALLEY GATEWAY POLICY AREA PLANS. SHOULD THE ORDINANCE BE REVISED, PLANS ARE SUBJECT TO CHANGE.  
 LANDSCAPE WITHIN THE ROAD AND MEDIAN DESIGN WILL COMPLY WITH COUNTY OF RIVERSIDE STANDARDS INCLUDING HARDSCAPE.

Assessor's parcel numbers  
 407-220-004  
 407-220-007  
 407-220-008  
 407-220-009  
 407-220-014  
 407-220-016  
 407-220-017  
 413-270-012  
 413-270-013

Gross Acreage: 229.78 AC

NOTE: SEE SHEET 11 FOR LEGEND



RESIDENTIAL

RESIDENTIAL



OVERALL CONCEPTUAL LANDSCAPE PLAN  
 SHEET 1

**TSG Cherry Valley, L.P.**

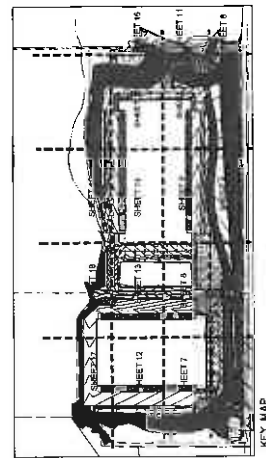
20500 FLAZA, STE. 200, IRVINE, CA 92614  
 949.471.1354 FAX 949.471.1395  
 CONT. LONNE ELLISOR

**San Gorgonio Crossing**  
 @ Cherry Valley Boulevard

Riverside County, California



**HUNTER LANDSCAPE**  
 711 FEE ANA STREET PLACENTIA, CA 92870  
 714.986.2400 FAX 714.986.2406  
 101813  
 01.22.13 12.16.13



11. ALL ABOVE CROCKED UTILITIES TO BE SUPPLEMENTED WITH PLANT MATERIALS.

SEE SHEET 6 FOR EXISTING LEGEND

SHEET 2

TSG Cherry Valley, L.P.

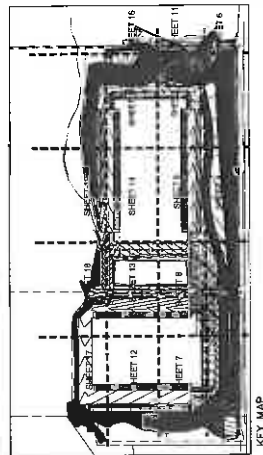
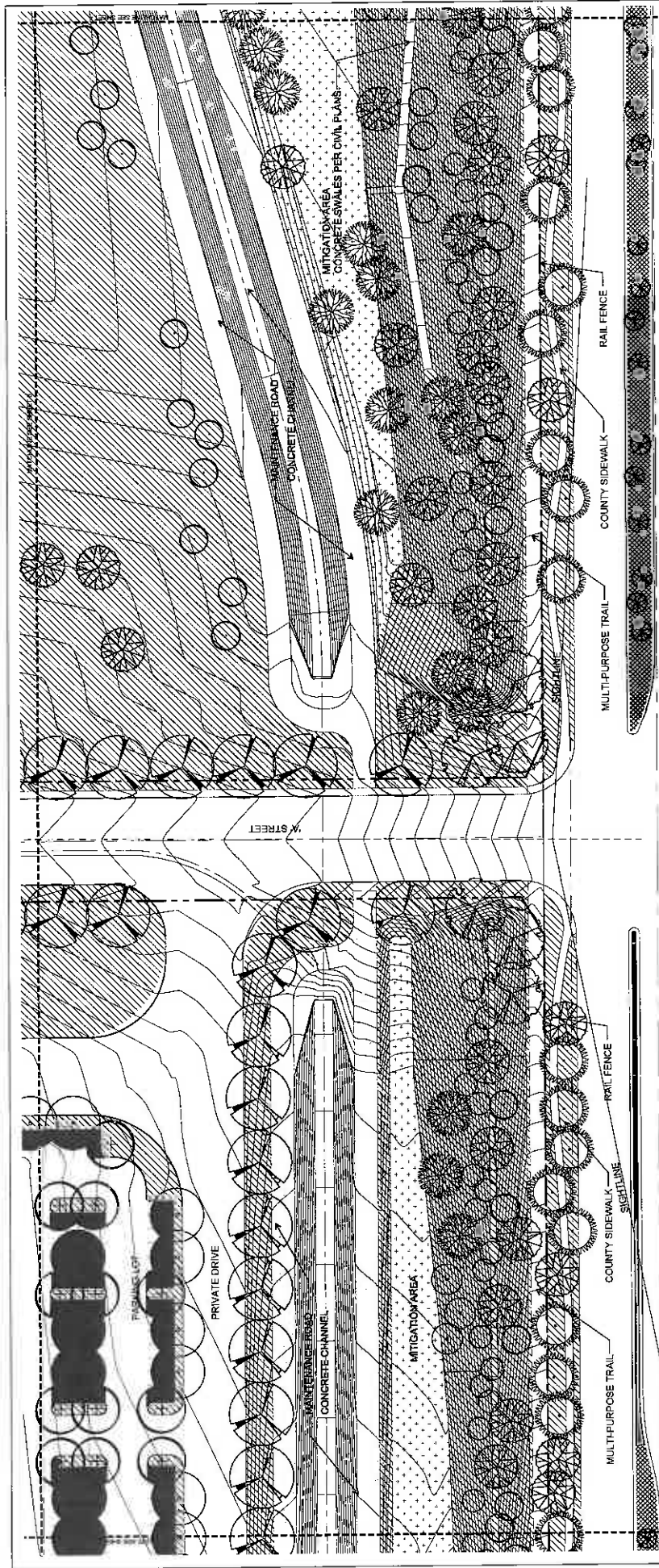
2 PARK PLAZA, STE. 700, IRVINE, CA 92614  
949.417 1396 FAX 949 417 1399  
CONT. LOANEE ELISOR

San Geronio Crossing  
@ Chery Valley Boulevard

Riverside County, California

**HUNTER LANDSCAPE**  
711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408  
CONT. TOM HAYES RLA 3681  
09-910 CA 27.09 10.21.14  
01.22.13 12.16.13  
10.18.13





1. ALL PLANTINGS SHOWN ARE TO BE PLANTED BY THE CONTRACTOR.  
2. PLANTINGS SHALL BE PLANTED IN ACCORDANCE WITH THE PLANTING LEGEND.  
SEE SHEET 6 FOR PLANTING LEGEND.



SCALE: 1"=30'  
0 15' 30' 60'



SHEET 3

# TSG Cherry Valley, L.P.

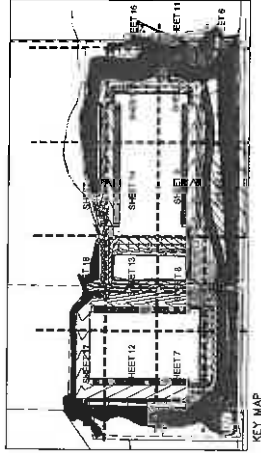
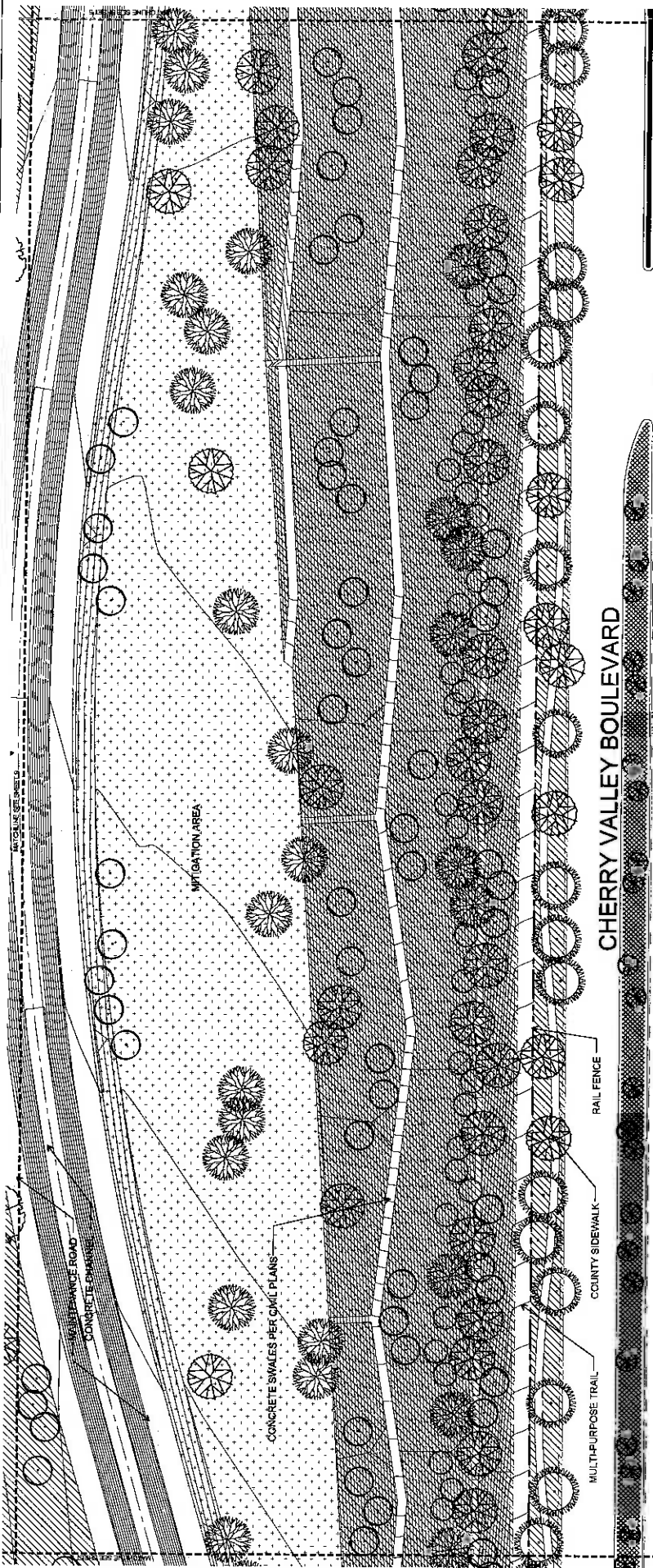
2405 W. ALZA, STE. 700, RIVERSIDE, CA 92514  
951.471.1338 FAX 951.471.1399  
CONT. LANDSCAPE

# San Geronio Crossing @ Cherry Valley Boulevard

Riverside County, California



HUNTER LANDSCAPE  
711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408  
09-910 012213 121613  
101813



1. ALL PLANTING MATERIALS TO BE SUBMITTED WITH PLANT  
SPECIFICATIONS.  
2. SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE CITY OF IRVINE.

SEE SHEET 8 FOR PLANTING LEGEND



SHEET 4

**TSG Cherry Valley, L.P.**

2 PARK PLAZA, STE. 700, IRVINE, CA 92614  
949.417.1396 FAX 949.417.1399  
CONT. LONIE ELUSOP

**San Geronio Crossing**  
@ Cherry Valley Boulevard

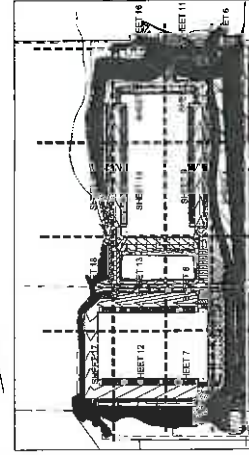
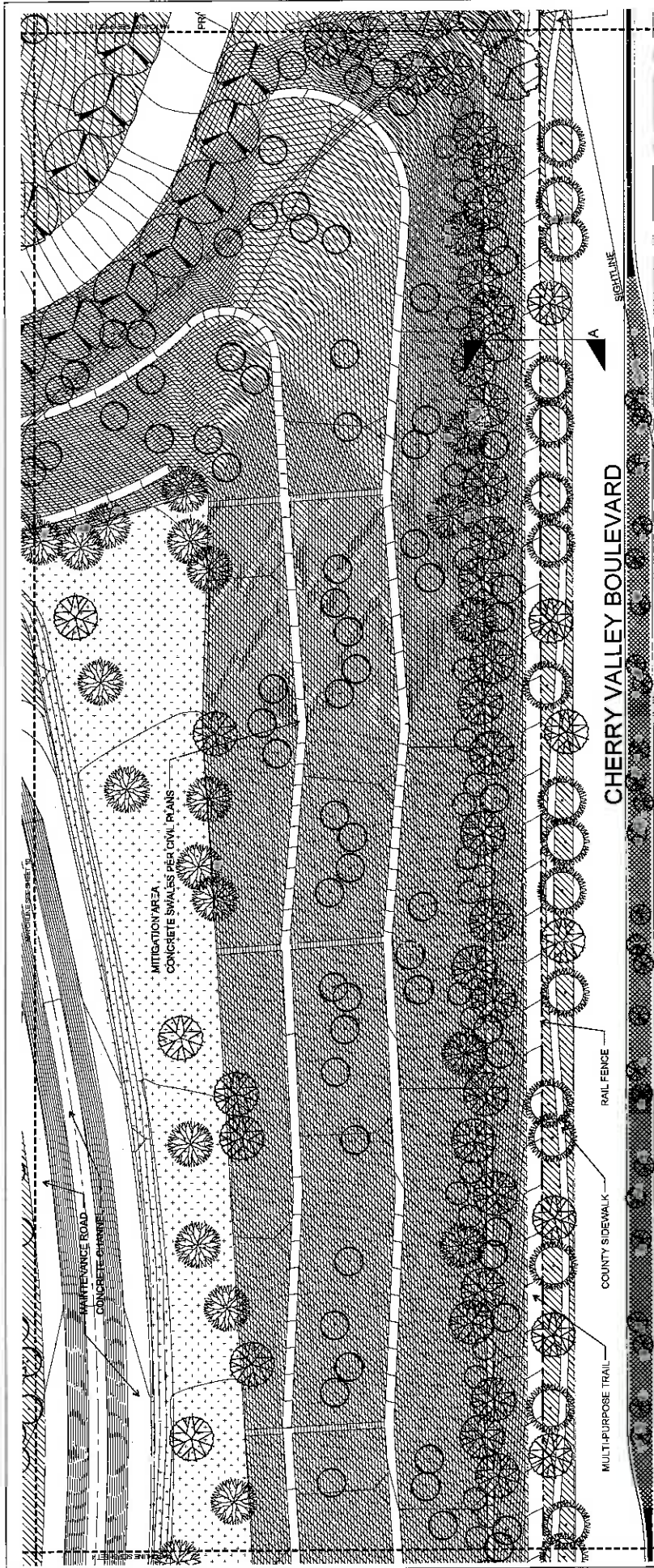
Riverside County, California



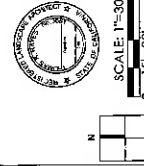
**HUNTER LANDSCAPE**

711 FEE AVAL STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408  
CONT. TOM HAYES BJA 3681 10.21.14  
09-910 04.27.09 12.16.15  
10.16.13





1. ALL PLANTINGS SHOWN ARE TO BE PLANTED IN THE MIDDLE OF THE TRAIL.  
2. PLANTINGS SHALL BE PLANTED IN THE MIDDLE OF THE TRAIL AND NOT IN THE MIDDLE OF THE TRAIL.  
3. PLANTINGS SHALL BE PLANTED IN THE MIDDLE OF THE TRAIL AND NOT IN THE MIDDLE OF THE TRAIL.  
SEE SHEET 6 FOR PLANTING LEGEND



SHEET 5

**TSG Cherry Valley, L.P.**

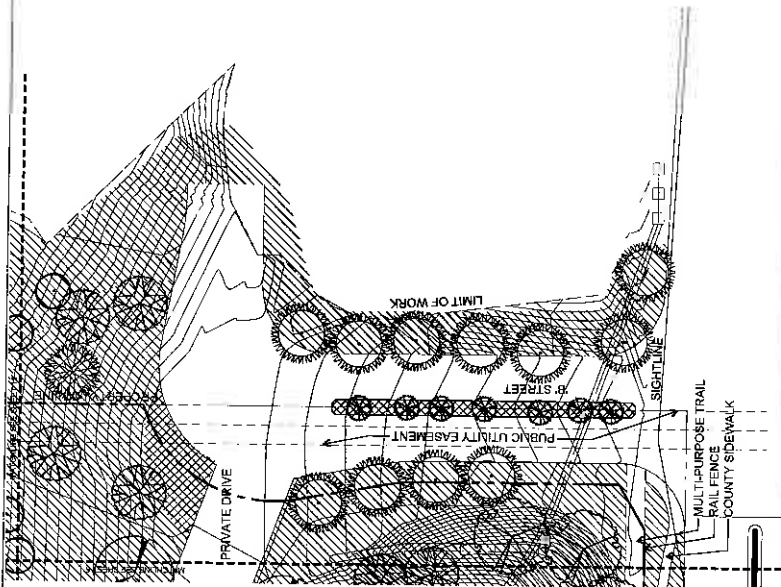
2 PARK PLAZA, STE. 200, IRVINE, CA 92614  
949-417-1395 FAX 949-417-1399  
CONT. LONNIE ELLISOR

**San Geronio Crossing**  
@ Cherry Valley Boulevard

Riverside County, California



**HUNTER LANDSCAPE**  
711 FEE ANA STREET PLACENTIA, CA 92670  
714-986-2400  
714-986-2401  
09-910 04-27-09 10-21-14  
10-22-13 12-16-13



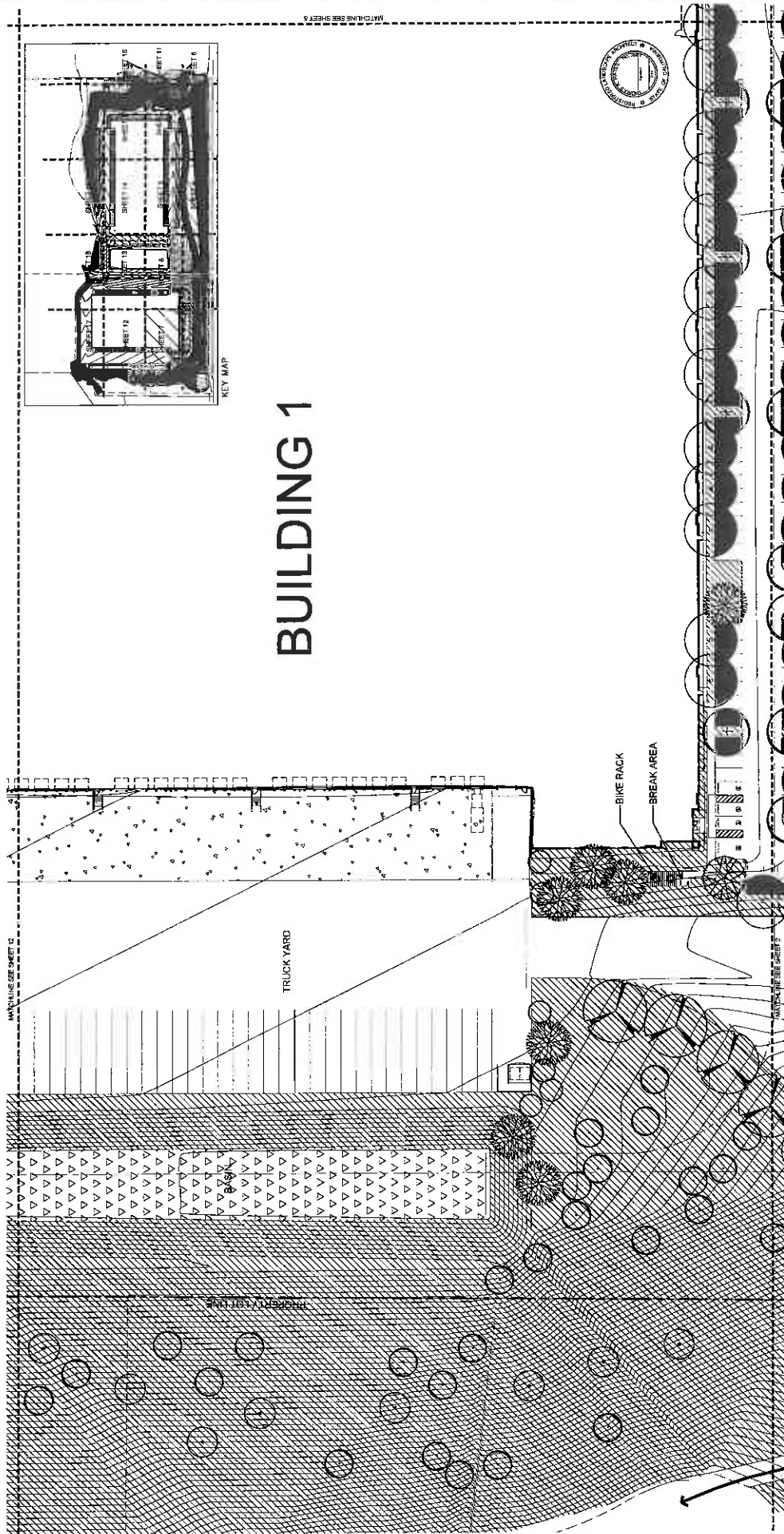
# PLANTING LEGEND

SYMBOL	PLANT SPECIES	SIZE	QUANTITY
	Plant 1	10" DB	1
	Plant 2	10" DB	1
	Plant 3	10" DB	1
	Plant 4	10" DB	1
	Plant 5	10" DB	1
	Plant 6	10" DB	1
	Plant 7	10" DB	1
	Plant 8	10" DB	1
	Plant 9	10" DB	1
	Plant 10	10" DB	1
	Plant 11	10" DB	1
	Plant 12	10" DB	1
	Plant 13	10" DB	1
	Plant 14	10" DB	1
	Plant 15	10" DB	1
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	Plant 17	10" DB	1
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	Plant 24	10" DB	1
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	Plant 26	10" DB	1
	Plant 27	10" DB	1
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	Plant 29	10" DB	1
	Plant 30	10" DB	1
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	Plant 100	10" DB	1

SYMBOL	PLANT SPECIES	SIZE	QUANTITY
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	Plant 102	10" DB	1
	Plant 103	10" DB	1
	Plant 104	10" DB	1
	Plant 105	10" DB	1
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SYMBOL	PLANT SPECIES	SIZE	QUANTITY
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	Plant 250	10" DB	1
	Plant 251	10" DB	1
	Plant 252	10" DB	1
	Plant 253	10" DB	1
	Plant 254	10" DB	1
	Plant 255	10" DB	1
	Plant 256	10" DB	1
	Plant 257	10" DB	1
	Plant 258	10" DB	1
	Plant 259	10" DB	1
	Plant 260	10" DB	1
	Plant 261	10" DB	1
	Plant 262	10" DB	1
	Plant 263	10" DB	1
	Plant 264	10" DB	1
	Plant 265	10" DB	1
	Plant 266	10" DB	1
	Plant 267	10" DB	1
	Plant 268	10" DB	1
	Plant 269	10" DB	1
	Plant 270	10" DB	1
	Plant 271	10" DB	1
	Plant 272	10" DB	1
	Plant 273	10" DB	1
	Plant 274	10" DB	1
	Plant 275	10" DB	1
	Plant 276	10" DB	1
	Plant 277	10" DB	1
	Plant 278	10" DB	1
	Plant 279	10" DB	1
	Plant 280	10" DB	1
	Plant 281	10" DB	1
	Plant 282	10" DB	1
	Plant 283	10" DB	1
	Plant 284	10" DB	1
	Plant 285	10" DB	1
	Plant 286	10" DB	1
	Plant 287	10" DB	1
	Plant 288	10" DB	1
	Plant 289	10" DB	1
	Plant 290	10" DB	1
	Plant 291	10" DB	1
	Plant 292	10" DB	1
	Plant 293	10" DB	1
	Plant 294	10" DB	1
	Plant 295	10" DB	1
	Plant 296	10" DB	1
	Plant 297	10" DB	1
	Plant 298	10" DB	1
	Plant 299	10" DB	1
	Plant 300	10" DB	1





# BUILDING 1

SHEET 7

SEE SHEET 8 FOR PLANTING LEGEND

SCALE: 1"=30'  
0 15' 30'

**TSG Cherry Valley, L.P.**

**San Geronio Crossing**  
@ Cherry Valley Boulevard

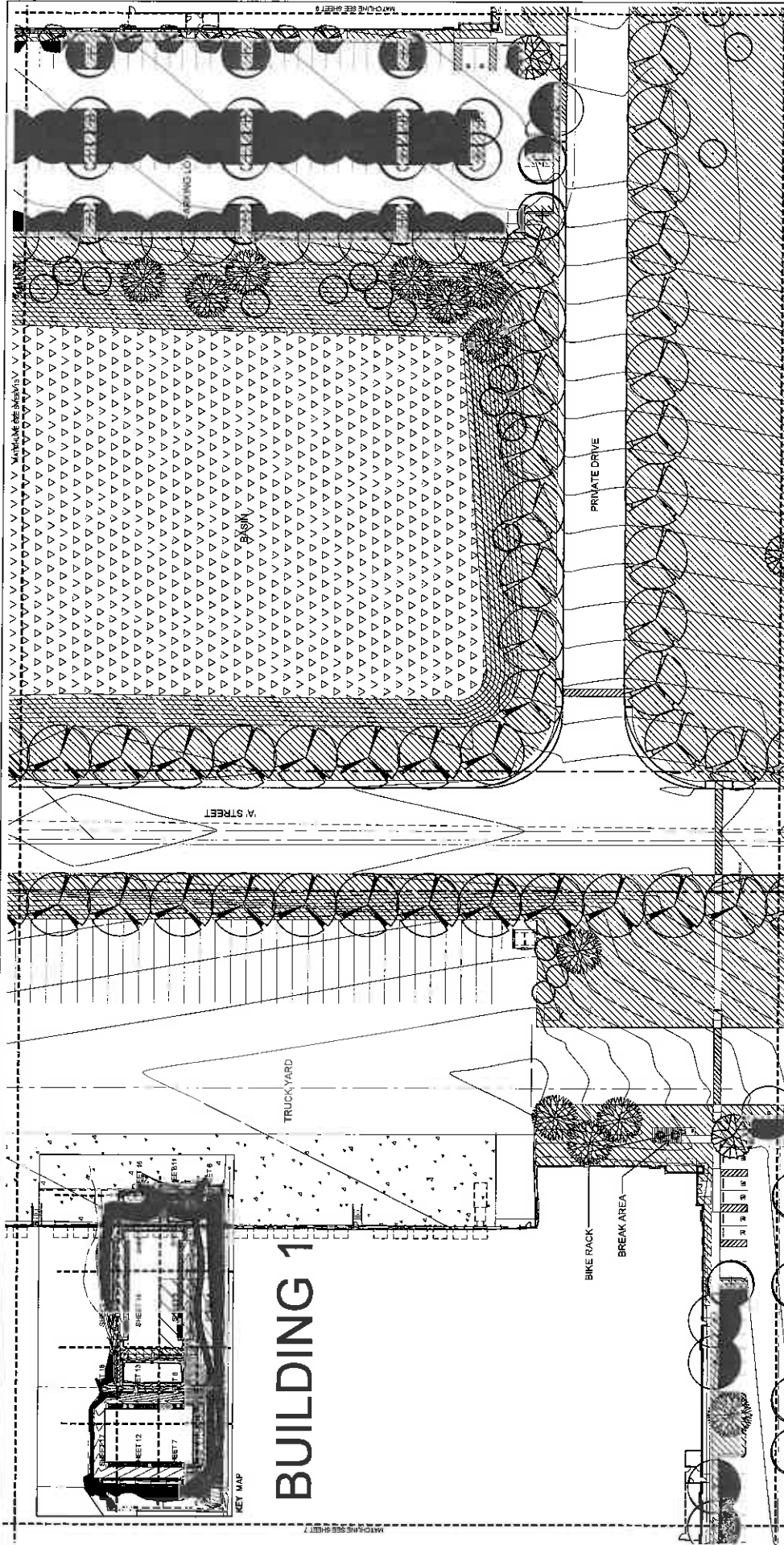


**HUNTER LANDSCAPE**  
711 FEE AVE STREET PLACENTIA, CA 92870  
714.986.2400  
CONF. TOM HAYES R.A. 305.114  
07-9110 01.22.13 12.16.13  
10.18.13

7 PARK PLAZA, STE. 700, IRVINE, CA 92614  
949.417.1396 FAX 949.417.1399  
CONT. LONNIE ELLISOR

Riverside County, California





SHEET 8



SEE SHEET 9 FOR PLANTING LEGEND



SCALE: 1"=30'  
0 15 30 60

**TSG Cherry Valley, L.P.**

2 PARK PLAZA, STE. 700, IRVINE, CA 92614  
949-417-1395 FAX 949-417-1399  
CONT. LONNIE ELLISOR

**San Gorgonio Crossing**  
@ Cherry Valley Boulevard

Riverside County, California

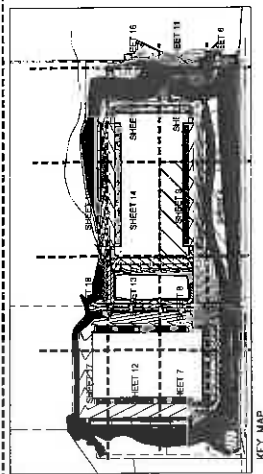


**HUNTER LANDSCAPE**

711 FEE ANA STREET PLACENTIA, CA 92870  
714-986-2400 FAX 714-986-2408  
CONT. TON HAYES R.L.A. 3681  
09-29-10 01-22-13 12-14-13  
10.18.13

WATERLINE SEE SHEET 14

# BUILDING 2



BIKE RACK

BREAK AREA

TRUCK YARD

MAINTENANCE ROAD

CONCRETE CHANNEL



SHEET 9

SEE SHEET 8 FOR PLANTING LEGEND

SCALE: 1"=30'  
0 15' 30' 60'

**TSG Cherry Valley, L.P.**

7 PARK PLAZA, STE. 200 IRVINE, CA 92614  
949-417-1394 FAX 949-417-1395  
CONF: LONNIE ELLISOP

**San Geronio Crossing**  
@ Cherry Valley Boulevard

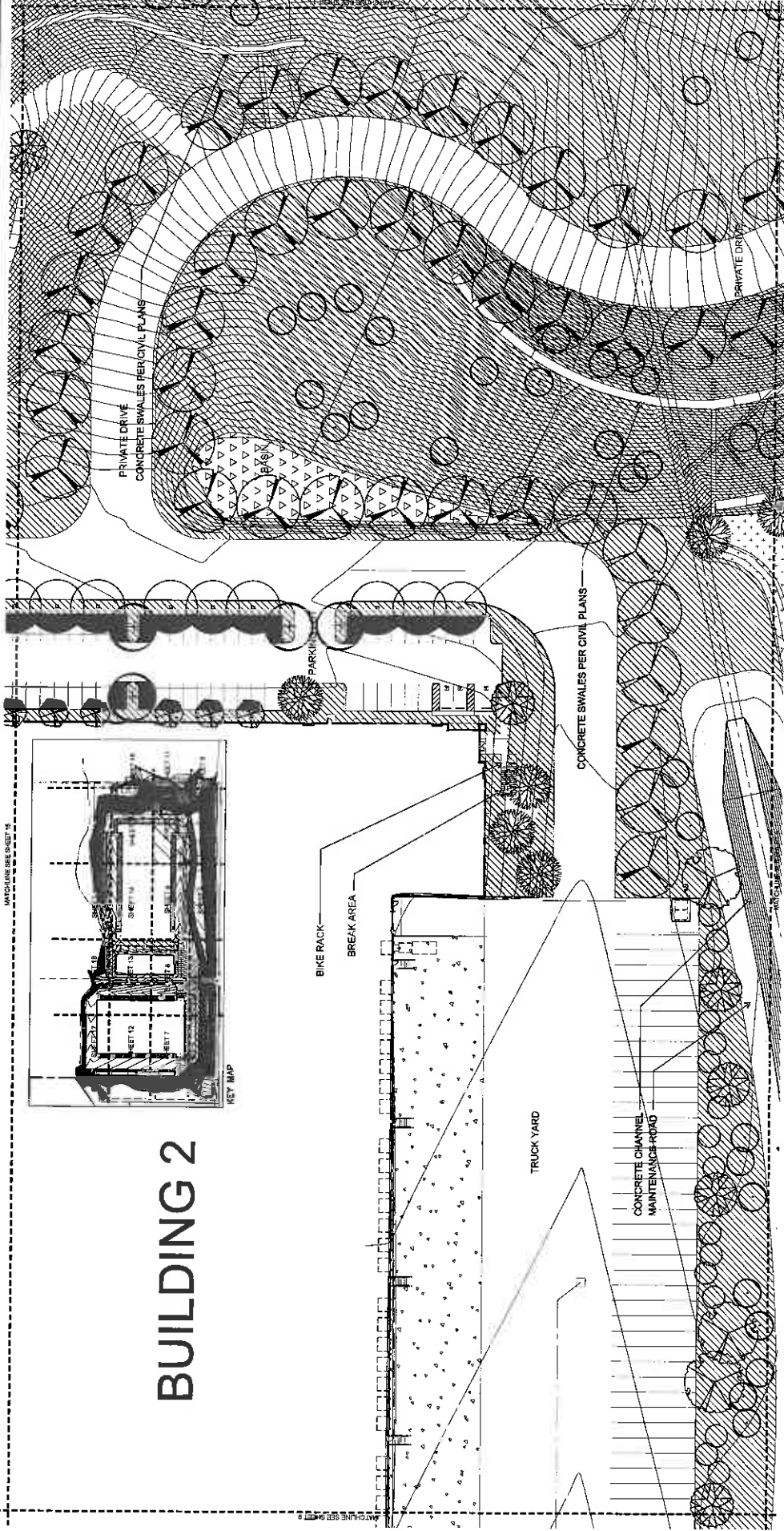
Riverside County, California



**HUNTER LANDSCAPE**

711 TEE ANA STREET PLACENTIA, CA 92870  
714-986-2400 FAX 714-986-2408  
09-910 04-27-09 10-21-14  
01-22-13 12-31-13  
101513

# BUILDING 2



SHEET 10



SCALE: 1"=30'  
0 15' 30' 60'

SEE SHEET 9 FOR PLANTING LEGEND

**TSG Cherry Valley, L.P.**

2 PARK PLAZA, STE. 100, IRVINE, CA 92614  
949.417.1396 FAX 949.417.1399  
CONT. LOWME ELLIOTT

**San Geronio Crossing**  
@ Cherry Valley Boulevard

Riverside County, California



**HUNTER LANDSCAPE**

711 FEE ANA STREET PLACENTIA, CA 92670  
714.986.2400  
CONT. TOM HAYES R.L.A. 3681  
09-5710 04-22-09 10-27-14  
10-18-13



13 MATCHLINE SEE SHEET 13



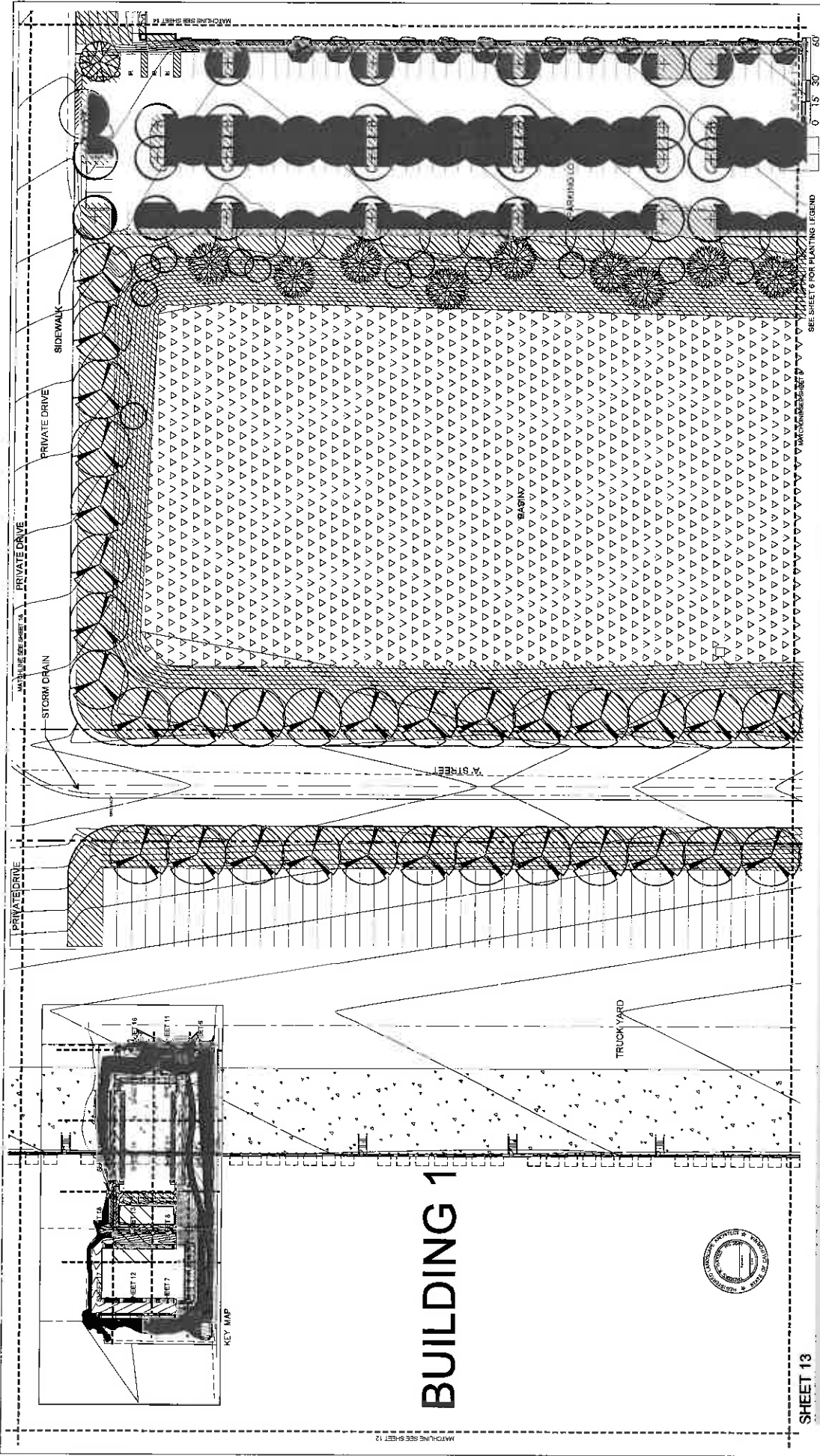
SCALE: 1"=30'



2 PARK PLAZA STE. 700 JUVINE, CA 92614  
949.417.1396 FAX 949.417.1399  
CONT. LONNIE ELLISOR



711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408  
CONT. TOM HAYES RLA 3681  
09-910 04.27.09 10.21.14  
01.22.13 12.16.13  
10.18.13



SHEET 13

**TSG Cherry Valley, L.P.**

2 PARK PLAZA, STE. 700, IRVINE, CA 92614  
949.217.1396 FAX 949.417.1399  
CORT LONNIE ELLIOTT

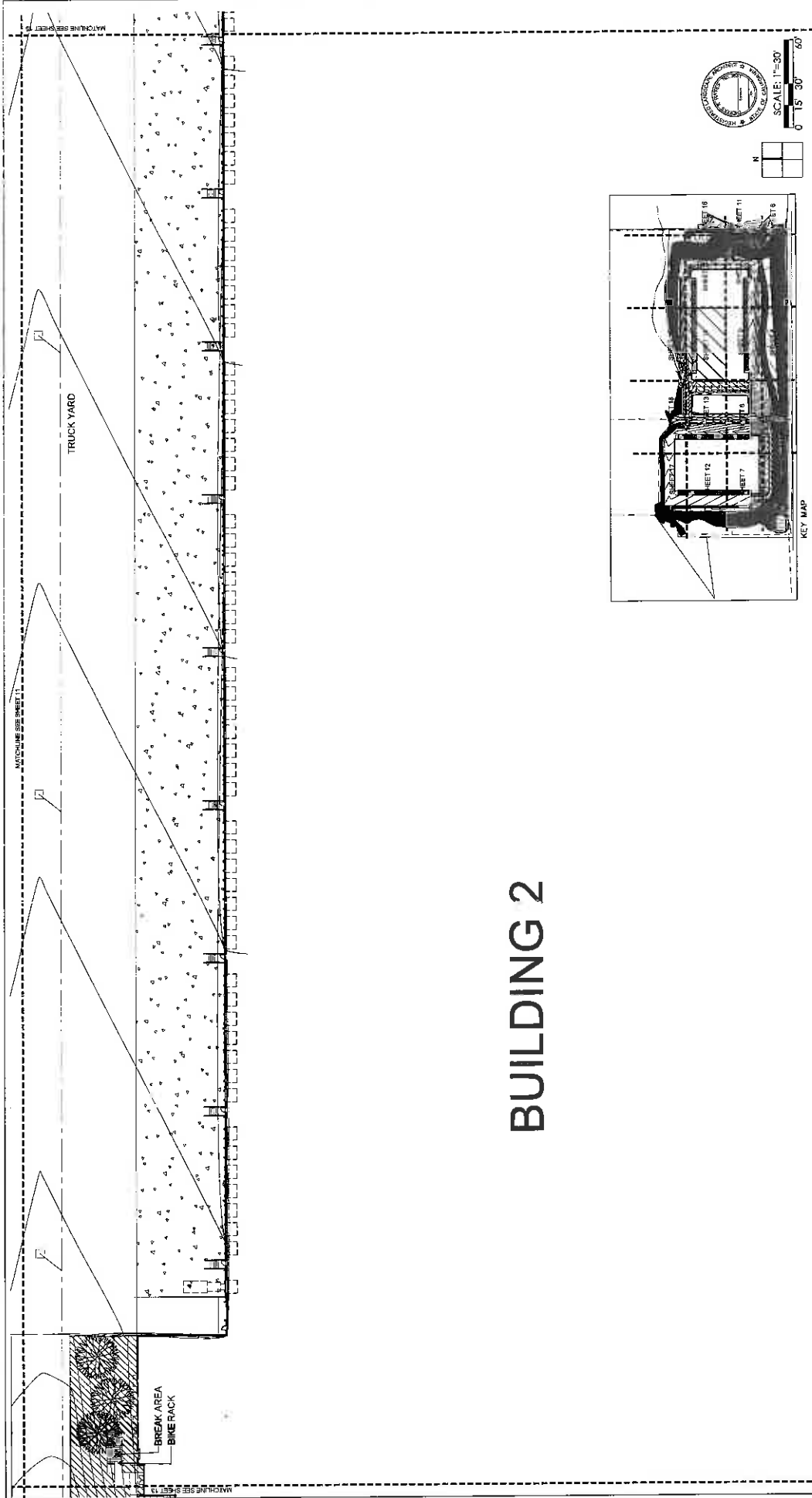
**San Geronio Crossing**  
@ Cherry Valley Boulevard

Riverside County, California



**HUNTER LANDSCAPE**

711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408  
CONT. TON HAYES, P.A. 3581  
09-9-10 01-22-13 12-16-13  
10-18-13



SHEET 14

MATLINE SEE SHEET 15

SEE SHEET 6 FOR PLANTING LEGEND

**TSG Cherry Valley, L.P.**

2000 PLAZA, STE. 200, IRVINE, CA 92614  
 949.417.1395 FAX 949.417.1399  
 CON: LONNIE ELLISOR

**San Geronio Crossing**  
 @ Cherry Valley Boulevard

Riverside County, California



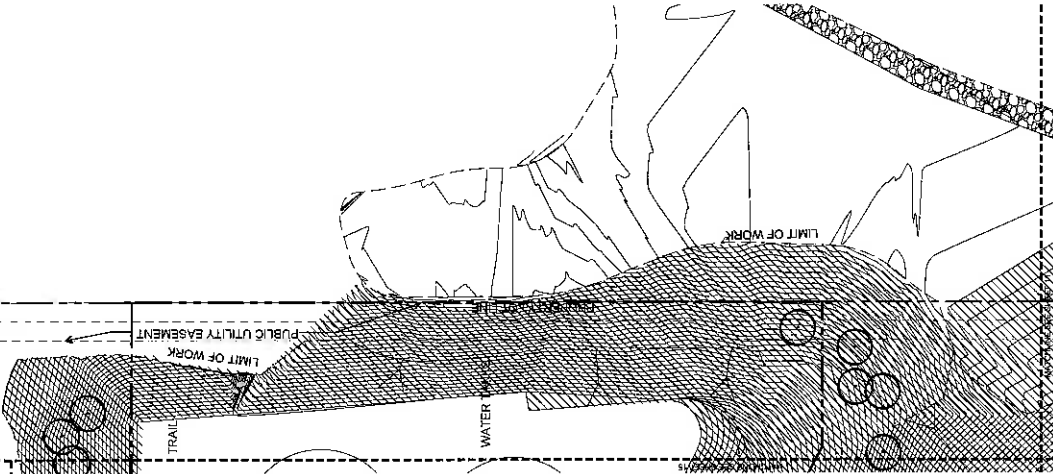
**HUNTER LANDSCAPE**

711 FEE ANA STREET PLACENTIA, CA 92870  
 714.986.2400 FAX 714.986.2408  
 09-910 04-27-09 10-21-14  
 01-22-13 12-14-13  
 10.18.13



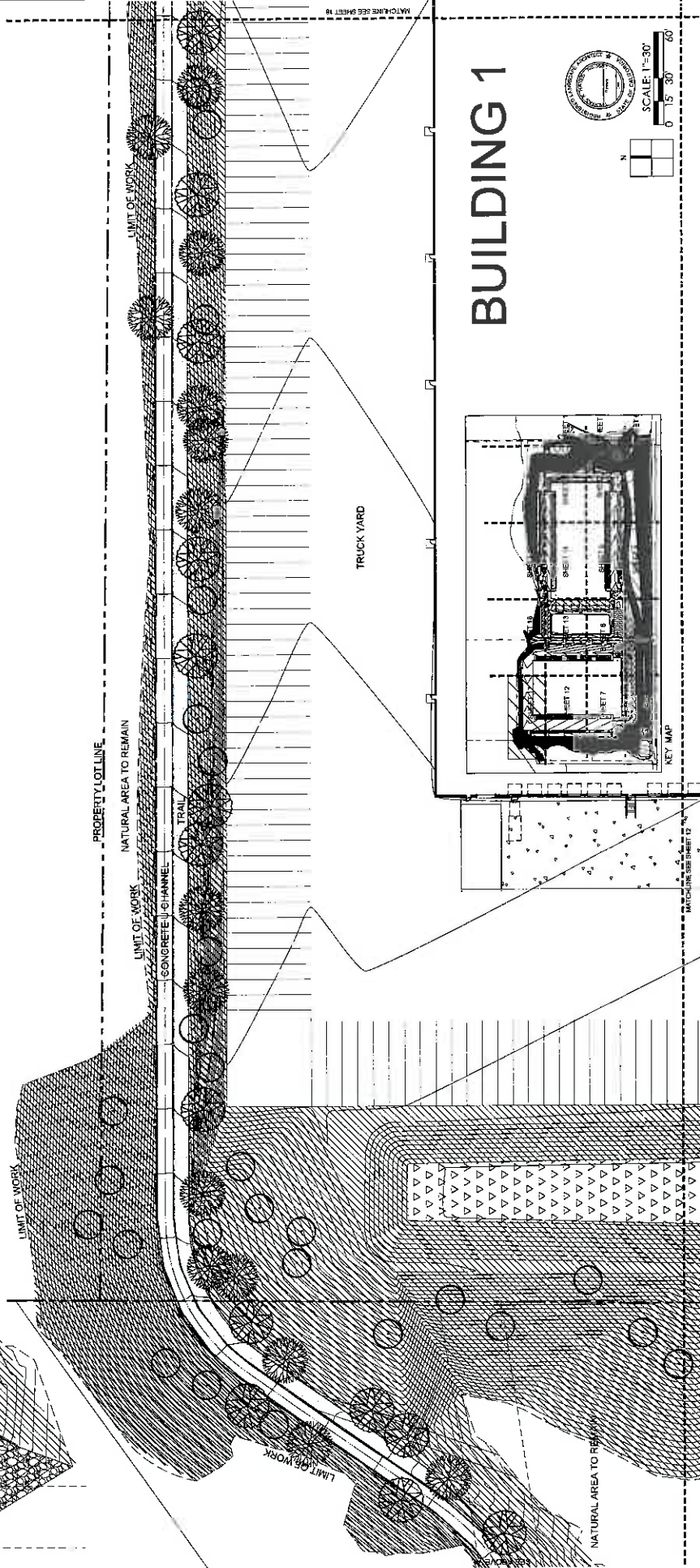
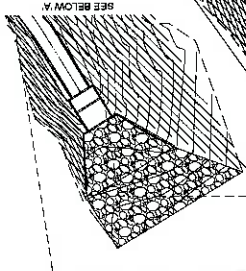






# PLANTING LEGEND

SYMBOL	PLANTING SYMBOL NAME	SIZE	QUANTITY
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	1/4\"/>	10' Dia	1
	1/8\"/>	10' Dia	1
	1/16\"/>	10' Dia	1
	1/32\"/>	10' Dia	1
	1/64\"/>	10' Dia	1
	1/128\"/>	10' Dia	1
	1/256\"/>	10' Dia	1
	1/512\"/>	10' Dia	1
	1/1024\"/>	10' Dia	1
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	1/4096\"/>	10' Dia	1
	1/8192\"/>	10' Dia	1
	1/16384\"/>	10' Dia	1
	1/32768\"/>	10' Dia	1
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	1/131072\"/>	10' Dia	1
	1/262144\"/>	10' Dia	1
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	1/1048576\"/>	10' Dia	1
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SHEET 17

**TSG Cherry Valley, L.P.**

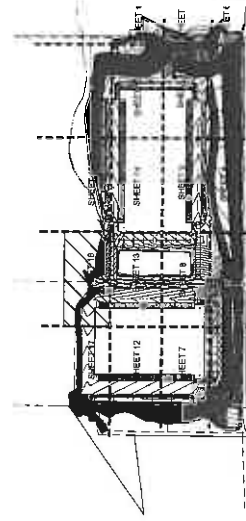
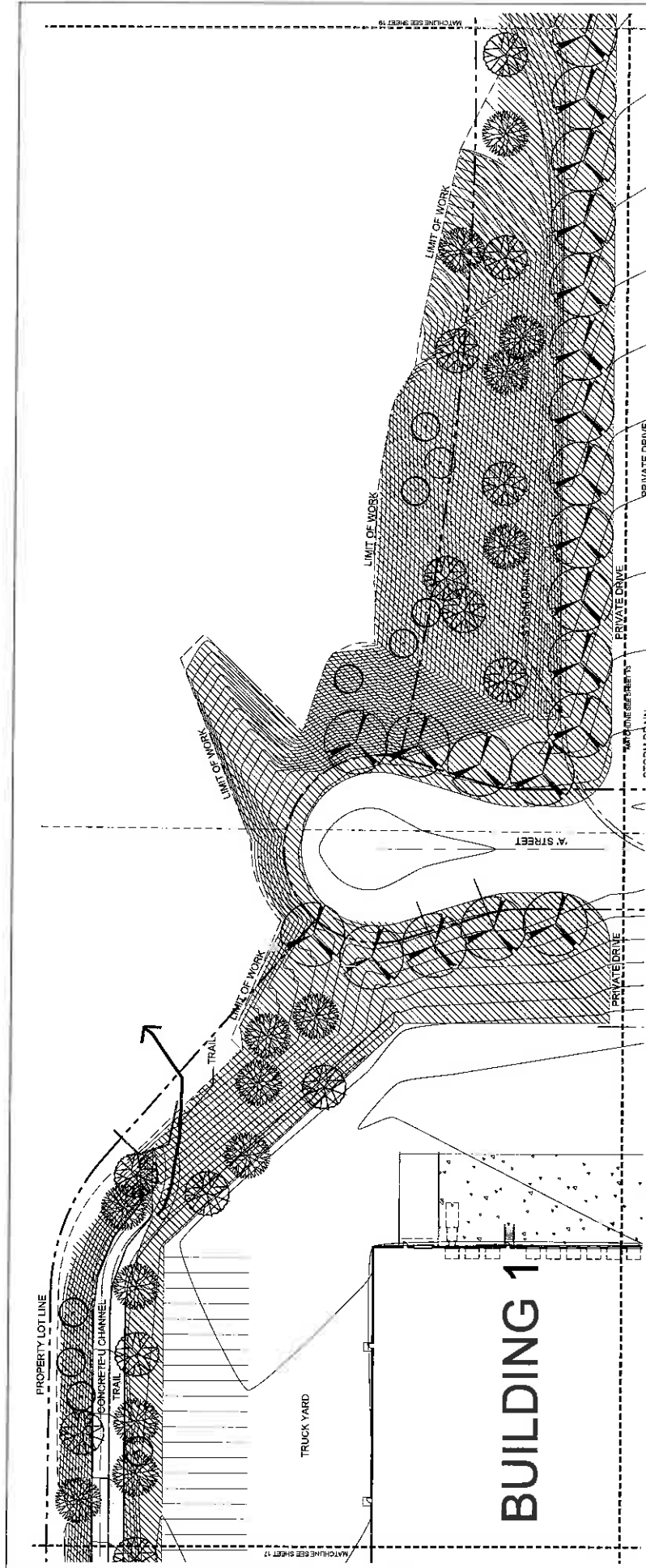
2 PARK PLAZA, STE. 200, IRVINE, CA 92614  
949.417.1341 FAX 949.417.1399  
CONT. LONNIE ELLISOR

**San Geronio Crossing**  
@ Cherry Valley Boulevard

Riverside County, California



**HUNTER LANDSCAPE**  
711 FEE ANA STREET PLACENTIA, CA 92670  
714.986.2400 FAX 714.986.2408  
CONTRACT NO. 05-010 04/22/03 12/14/13  
01/22/13 12/14/13



SHEET 18

# TSG Cherry Valley, L.P.

2700K PLAZA, STE. 700, IRVINE, CA 92614  
949.417.1392 FAX 949.417.1399  
CONT. LONNIE ELLIOTT

# San Gorgonio Crossing @ Cherry Valley Boulevard

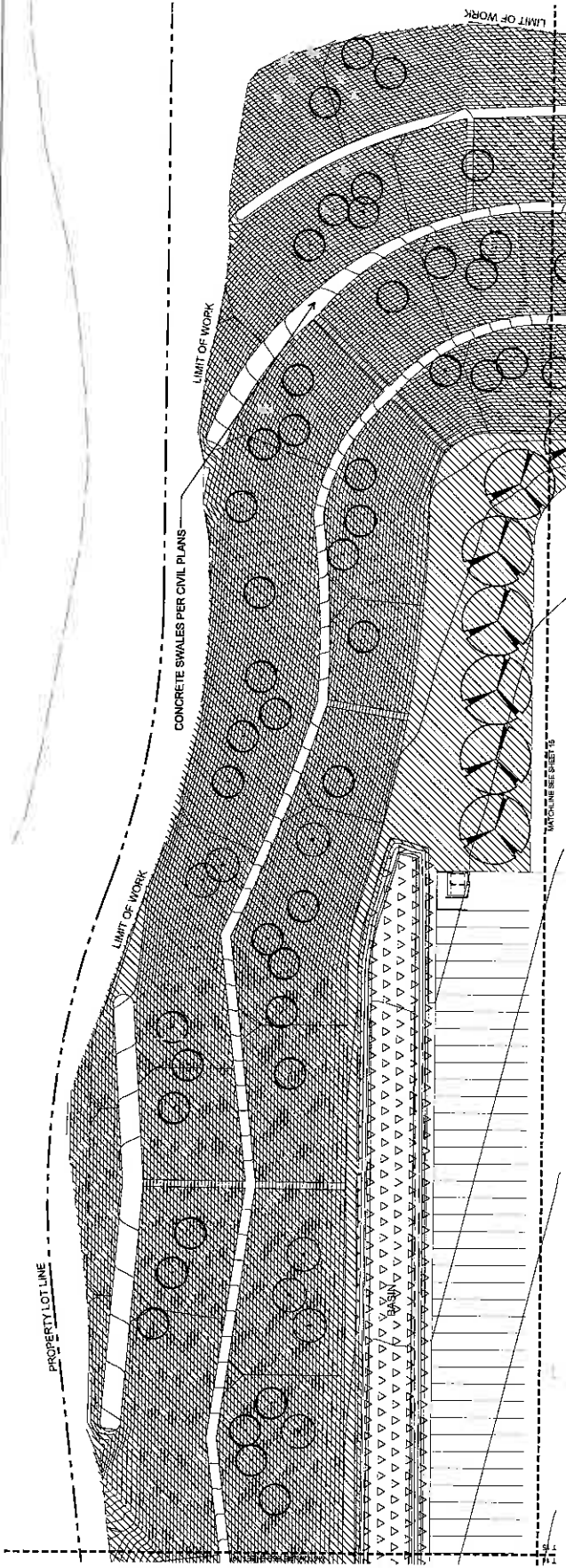
Riverside County, California



## HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400  
CONT. TOM HAYES RJA 3681  
09-910 012273 12/24/13  
10/18/13





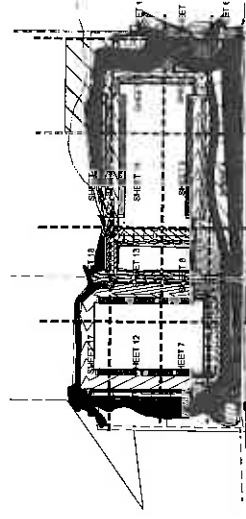
SHEET 20

# TSG Cherry Valley, L.P.

22409 PLAZA, STE. 100, IRVINE, CA 92614  
 949.417.1399  
 CONT. LORNE ELLISON

# San Geronio Crossing @ Cherry Valley Boulevard

Riverside County, California



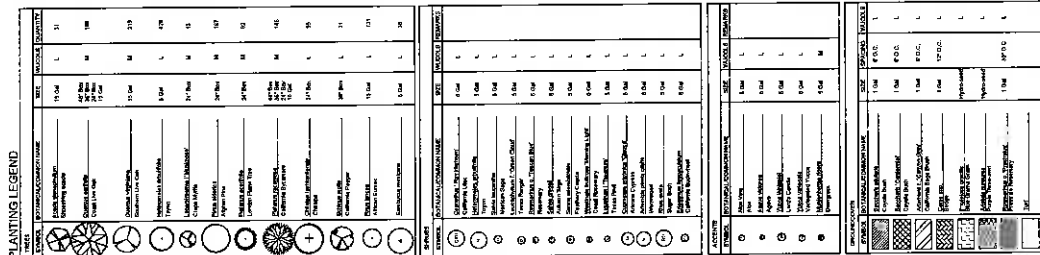
SCALE: 1"=30'  
 0 15' 30'



HUNTER LANDSCAPE

711 FEE ANA STREET PLACENTIA, CA 92870  
 714.986.2400  
 CONT. TOM HAYES R.A. 3481  
 09.510 04.27.09 02.21.14  
 10.18.13





TSG Cherry Valley, L.P.

**San Geronio Crossing**  
@ Cherry Valley Boulevard

2 PARK PLAZA, STE 700, IRVINE, CA 92614  
949-417 1396 FAX 949 417 1399  
CONT' LONNIE ELLISOR

Riverside County, California



HUNTER LANDSCAPE.

7111 FEE ANA STREET PLACENTIA, CA 92870  
714.986.2400 FAX 714.986.2408  
CONT. TOM HAYES RLA 3681  
09-9 10 04.27.09 10.21.14  
01.22.13 12.16.13  
10.18.13

0.22.13  
0.18.13

alliated shrub and ground cover quantities  
Cal shrub - 45,339 - 3.4' dc  
Cal groundcover - 45,467 average 48" dc  
filled groundcover - 159,193 48" - 12" dc

[illegible]

• MURCH LAYER

**GROUND CONTROL**  
FOR ALL SLOPES STEEPER THAN 4 TO 1 HORIZ. ALL SLOPES  
EQUAL TO OR GREATER THAN 3:1 IN VERTICAL HEIGHT ARE  
REQUIRED TO BE PLANTED WITH AN APPROVED  
BROUGHT-TOLERANT COVER AT A MINIMUM  
SPACING OF 12" ON CENTER OR AS APPROVED BY THE  
ENGINEER OF RECORD OR THE REGISTERS LANDSCAPE  
ARCHITECT AND BROUGHT-TOLERANT COVER SHALL BE 90% AT

NOT TO MORE THAN ONE CENTER OF TREE SPACES NOT TO EXCEED 60' ON CENTER OR COMBINATION OF TREES TO EXCEED 80' ON CENTER IN ADDITION TO THE GRASS AND TREES NOT TO EXCEED IS A DRAINAGE TO THE GRASS OR GRADING CONE SLOPES THAT REQUIRE PLANTING SHALL BE PROVIDED WITH AN APPROPRIATE BARRIQUADE SYSTEM EQUIPPED WITH AN IMPROVED BAGLOW SURVEILLANCE PER § 9 CHAPTER 6. THE ALPSK PLANTING AND SURVEILLANCE SYSTEM SHALL BE INITIALIZED AS SOON AS POSSIBLE UPON COMPLETION OF ROUGH-GRADING. ALL PERMANENT SLOPE PLANTING SHALL BE ESTABLISHED IN GOOD CONDITION PRIOR TO SCHEDULING PRECISE GRADE INSPECTION.

NOTE: ALL TREES WITHIN 5' OF HARDSCAPE SHALL BE IN A SHAVENED CONDITION AND BE MAINTAINED AS SUCH THROUGHOUT THE PROJECT.

1. CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN TURF AREAS. SEE PLANTING DETAIL SHEET.

2. ALL PLANTER AREAS TO RECEIVE A 1" LAYER OF MEDIUM WASH SAND (SAR-102) IN GROUND AREAS AND 2" IN GROUNDCOVER AREAS.

3. ALL PLANTING TO BE MAINTAINED BY OWNER.

4. PER ORDINANCE NO. 348, SECTION 11.12, 50% OF PLANTING SHALL BE SHROUD.

5. ALL IRRIGATION AND PLANTING TO BE IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE NO. 389.

6. FLOORS OTHER THAN 1ST FLOOR TO BE PLANTED WITH GROUNDCOVER SPECIFIED ON DRAWING.

16. LANDSCAPE PLAN TO CONFIRM TO ORDINANCE NO. 353.3 COUNTY OF RIVERSIDE GUIDE TO CALIFORNIA LANDSCAPE

11. ALL ABOVE GROUND UTILITIES TO BE SCREENED WITH PLASTIC MATERIAL.

AB1881 CALCULATIONS

PLANT FACTOR	EMWU TOTAL = 39,244 CFS/ MS	TOTAL WATER USE = 39,244 - 39,244
VERY LOW	<0.1	
LOW	0.1-0.2	
MODERATE	0.4-0.6	

**MEDIAN LANDSCAPE TO BE MAINTAINED UNDER ALL LANDSCAPE SHALL BE INSTALLED IN ONE P**



STATE OF CALIFORNIA

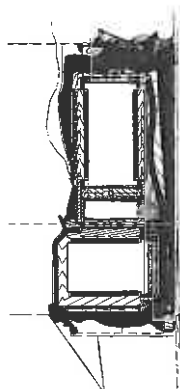
1

 HUNTER LAND

711 FEE ANA STREET PLACE  
714.986.2400 FAX  
COST TOLL FREE 1-800-244-2400

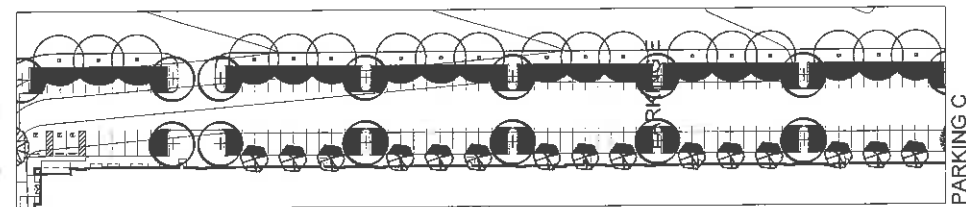
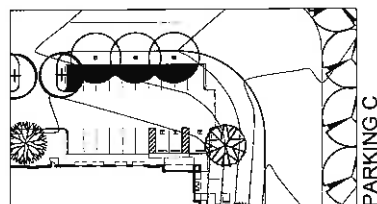
09-910	04.27.09	10.21.14
	01.22.13	1216.13
		10.18.13

1000



## Parking Shade Calculations

Total Parking: 120,897  
Total Shade: 83,970  
Parking Lot Shaded: 69%



TSG Cherry Valley, L.P.

2 PARK PLAZA, STE. 700, IRVINE, CA 92614  
949 417 1396 FAX 949 417 1399  
CONT. LONNIE ELLISOR

**San Geronio Crossing**  
@ Cherry Valley Boulevard

Riverside County, California

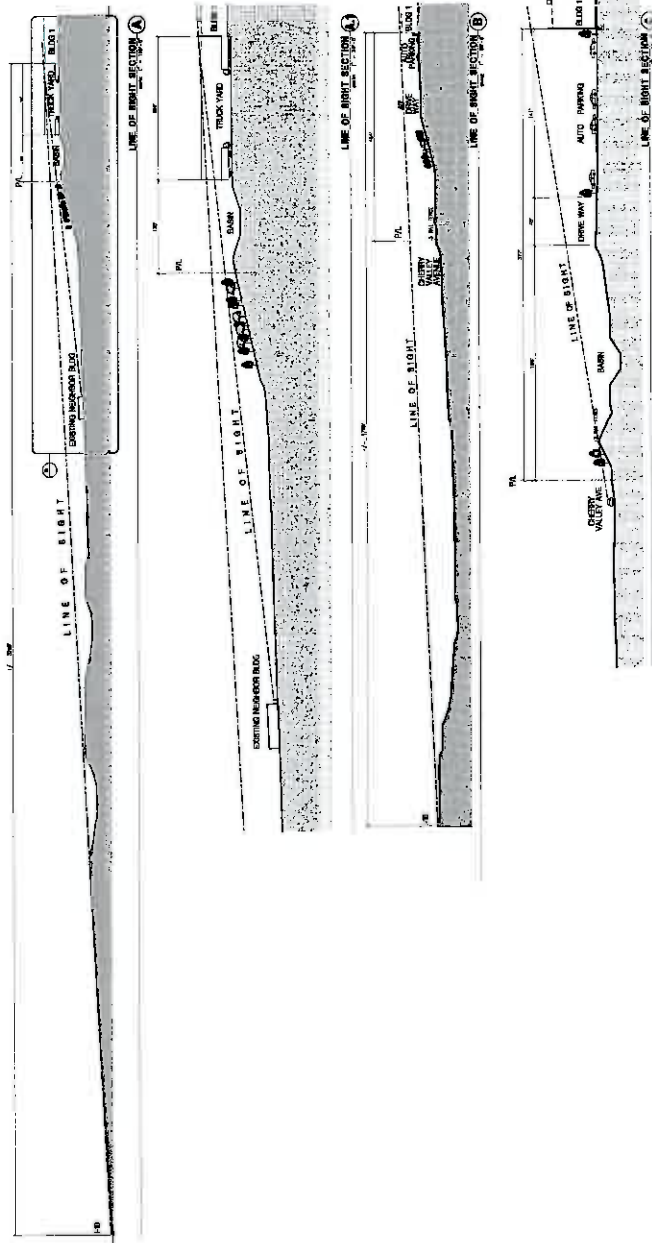


## HUNTER LANDSCAPE

711 FEE ANA STREET  
714.986.2400  
CONT. TOM HAYES RLA 3681  
09-910 04.27.09 10.21.14  
01.22.13 12.16.13  
10.16.13



SCALE: 1"=40'



Source: HPA Architecture, October 2014.

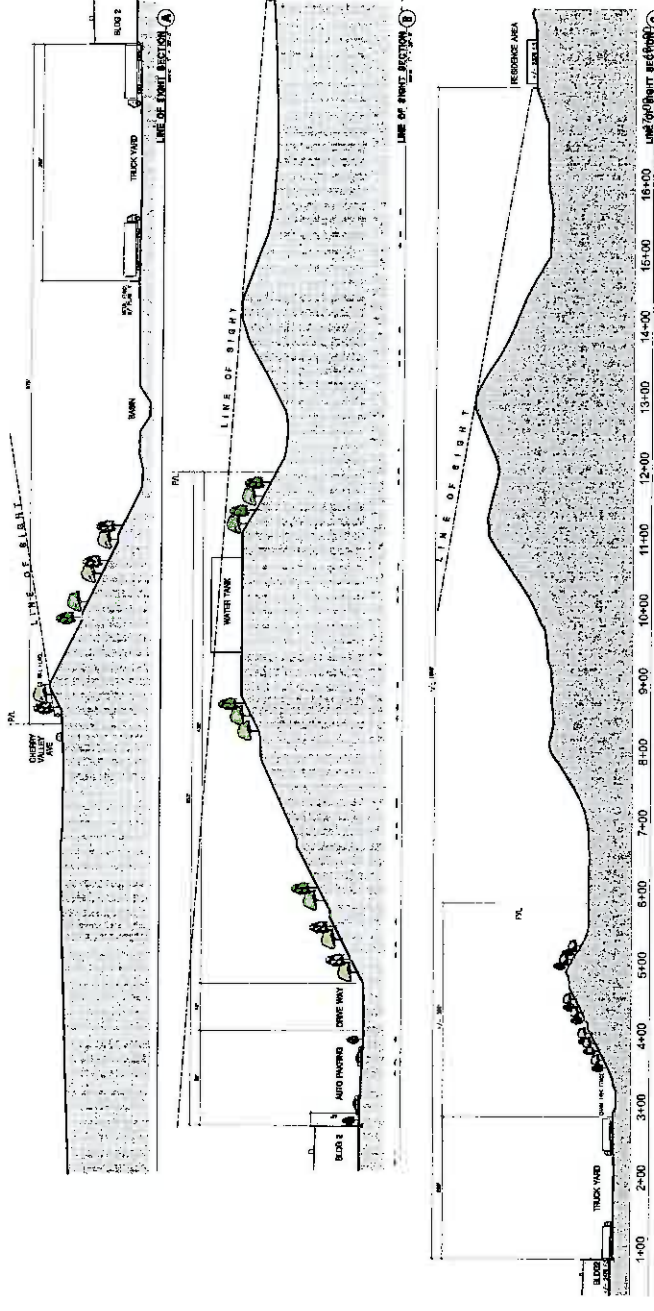


34260005 - 03/2017 | 3.1-4a\_line\_of\_sight\_ver1.cdr

Exhibit 3.1-4a  
Line of Sight Visualization  
TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

Exhibit H  
PP25337 dated 10/2014  
Brett Dawson





# Exhibit 3.1-4b Line of Sight Visualization

TSG CHERRY VALLEY LP - SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

Source: HPA Architecture, October 2014.



34260003 - 03/2017 | 3.1-4b\_line\_of\_sight\_vis2.cdr

# CHANGE OF ZONE #7799

## LANDOWNER/APPLICANT:

COMPANY: TSG CHERRY VALLEY, L.P.,  
C/O THE SHOPOFF GROUP  
CONTACT: BRIAN RUPP  
ADDRESS: 2 PARK PLAZA SUITE 700  
IRVINE CA 92614  
PHONE: (949) 417-1396

## EXHIBIT PREPARER/ENGINEER:

COMPANY: ALBERT A. WEBB  
CONTACT: ROBERT BERNT  
ADDRESS: 3788 MCCRAY ST  
RIVERSIDE, CA 92506  
PHONE: (951) 686-1070

## LEGAL DESCRIPTION:

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTH PART OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

## A.P.N.:

407-220-004, -007, -008, -009, -014, -016, -017

## ACREAGE:

GROSS SITE AREA: 229.88 AC.  
NET SITE AREA: 225.12 AC.

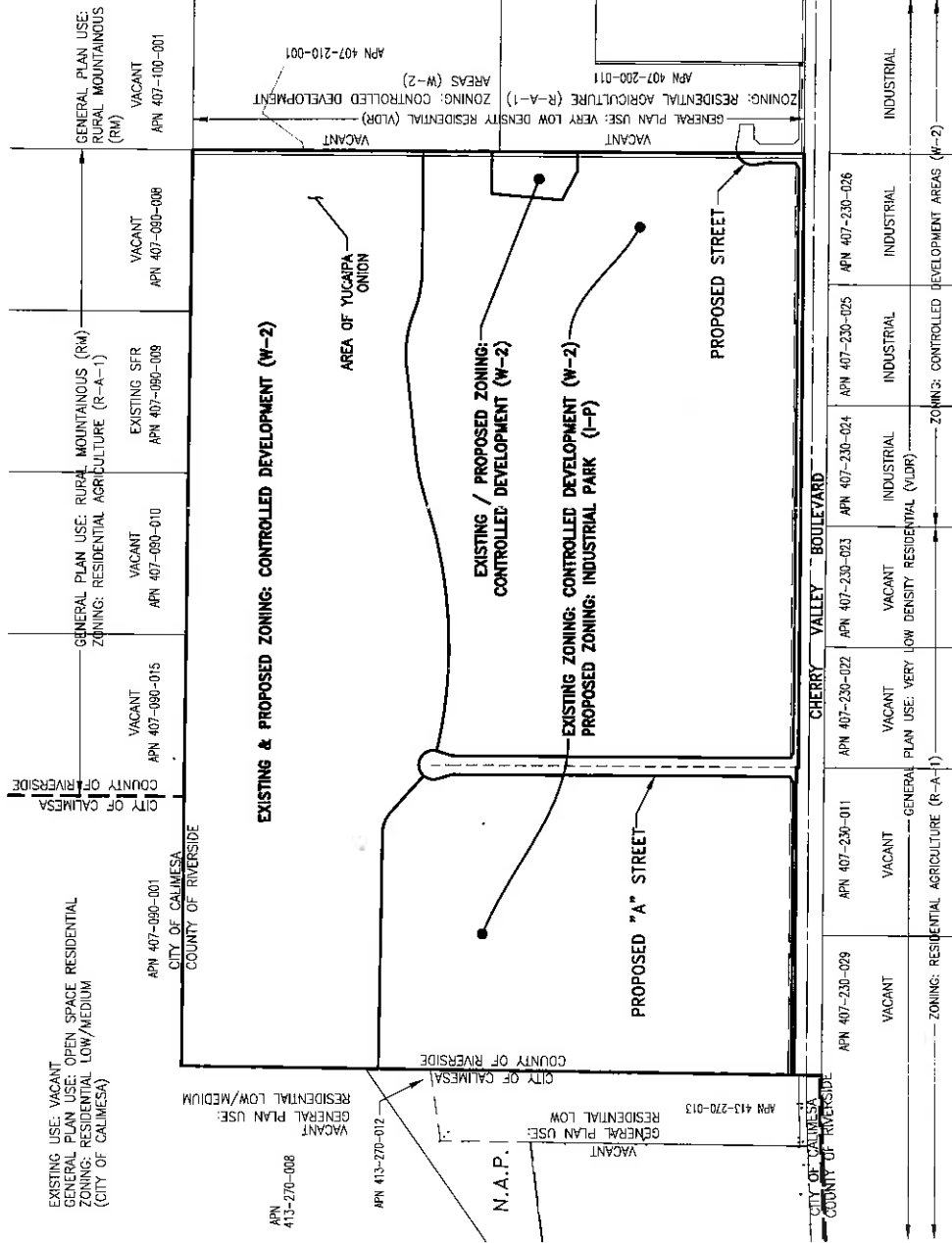
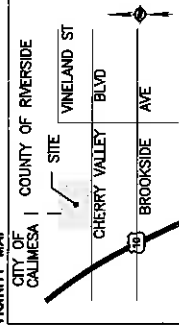
## LAND USE / ZONING:

EXISTING USE: VACANT  
PROPOSED USE: DISTRIBUTION CENTER (PROPOSED ON 138.73± AC.)  
EXISTING ZONING: CONTROLLED DEVELOPMENT AREAS (W-2)  
PROPOSED ZONING: INDUSTRIAL PARK (I-P)

## NOTES:

1. EXISTING GENERAL PLAN USE DESIGNATION: VERY LOW DENSITY RESIDENTIAL (VUDR) AND RURAL MOUNTAINS (RM)
2. PROPOSED GENERAL PLAN USE DESIGNATION: LIGHT INDUSTRIAL (LI) AND RURAL MOUNTAINS (RM) (GPA# 1079)
3. THOMAS GUIDE RIVERSIDE COUNTY (2006 ED.) PAGE 690, PORTION OF GRID B4, B5, C4, C5, D4, AND D5.
4. THE PROJECT SITE IS LOCATED WITHIN ZONE C, AREAS OF MINIMAL FLOODING PER FIRM MAP PANEL 0602450785A EFFECTIVE APRIL 15, 1980.

## VICINITY MAP



## UTILITY PROVIDERS & CONTACTS

<b>ELECTRIC:</b> SOUTHERN CALIFORNIA EDISON P.O. BOX 6400 RANCHO CUCAMONGA, CA 91729 (800) 655-4655	<b>GAS:</b> SO. CAL GAS COMPANY P.O. BOX 3150 SAN DIMAS, CA 91773 (800) 427-2200	<b>SEWER:</b> YUCAIPA VALLEY WATER DISTRICT 12770 2ND STREET YUCAIPA, CA 92399 (909) 7975117	<b>TELEPHONE:</b> VERIZON 12770 2ND STREET P.O. BOX 3000 INGLENWOOD, CA 90313 (800) 352-3151	<b>WATER:</b> YUCAIPA VALLEY WATER DISTRICT 12770 2ND STREET YUCAIPA, CA 92399 (909) 7975117	<b>CABLE TV:</b> TIME WARNER 1971 W. REDLANDS BLVD, SUITE B REDLANDS, CA 92373 (909) 880-0886	<b>SCHOOL DISTRICT:</b> BEAUMONT UNIFIED SCHOOL DISTRICT 350 BROOKSIDE AVE BEAUMONT, CA 92223 (951) 846-1631
---	--	--	---	--	---	--

EXHIBIT PREPARED: 6/11/2015

DATE	REVISIONS
06/15	SUBMITTAL - CHANGE OF ENGINEER HUNSAKER



**LEGEND**

	EXISTING TRAIL
	EXISTING TRAIL HEAD
	PROPOSED TRAIL
	PROPOSED TRAIL HEAD
	PARKING AREA & TRAIL HEAD

Source: HPA Architecture, 2015.



34280006 • 03/2017 | 3.15-1\_proposed\_trails.cdr

## Exhibit 3.15-1 Proposed Trails

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

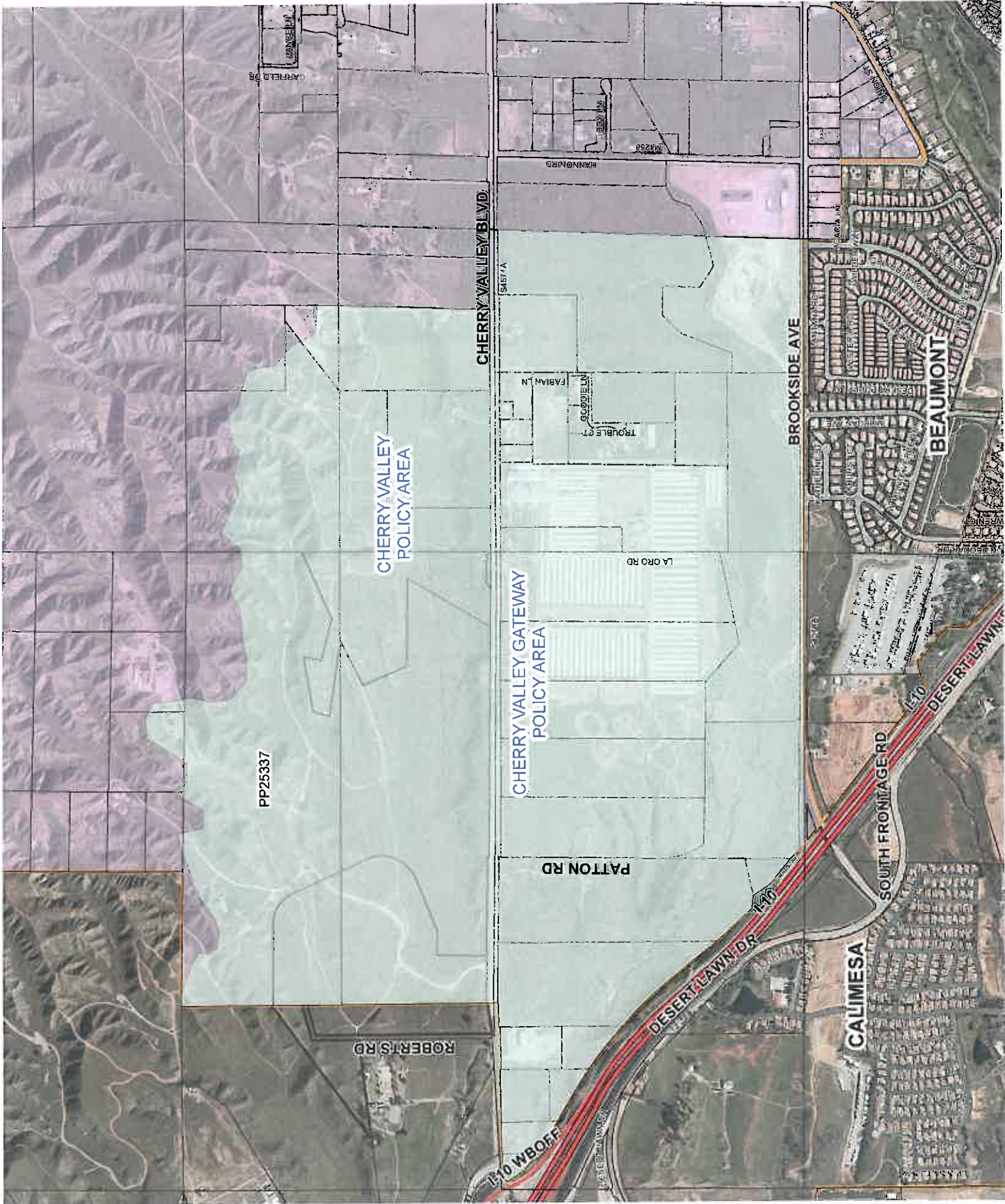








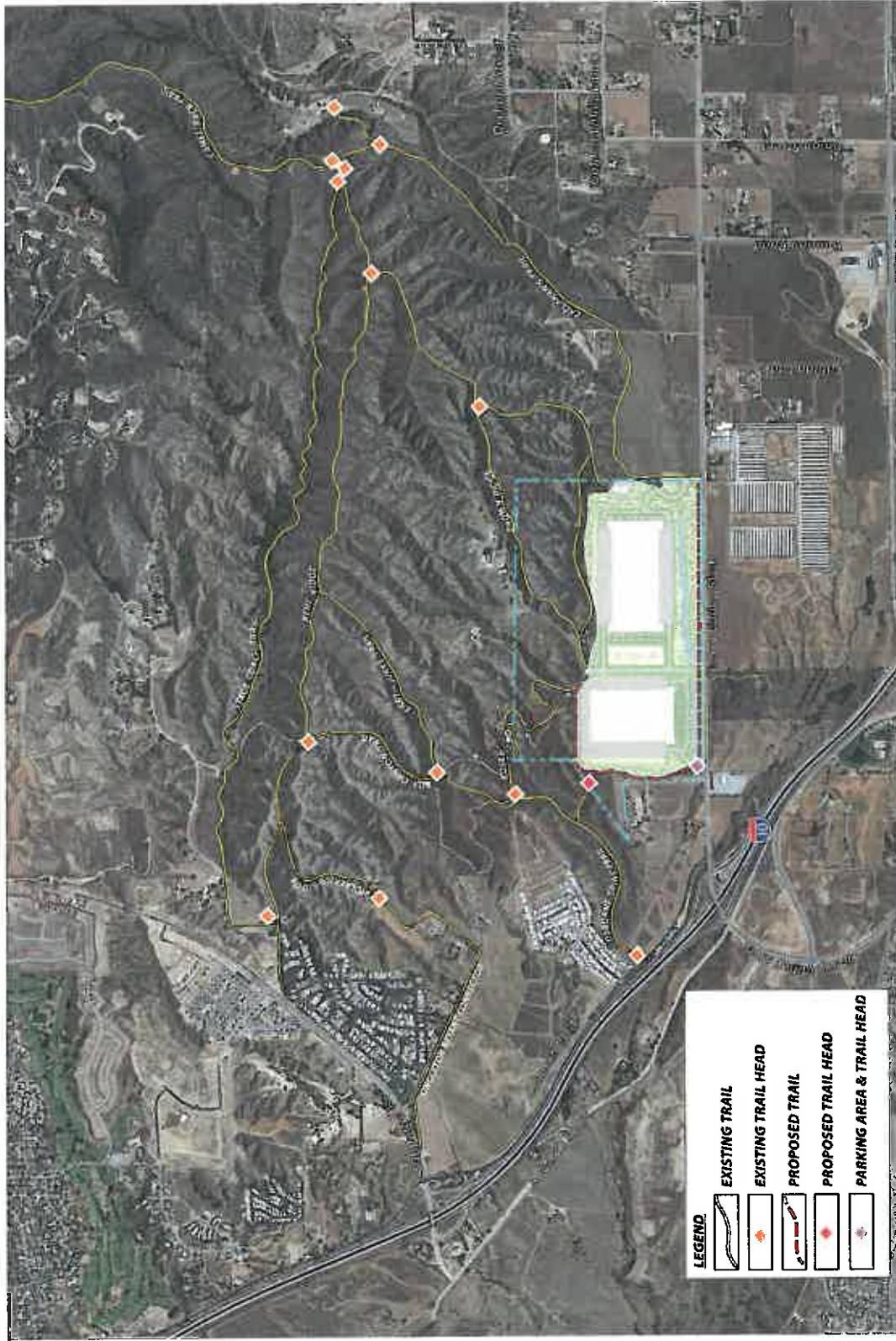












Source: HPA Architecture, 2015.



34260005 • 03/2017 | 3.15-1\_proposed\_trails.cdr

## Exhibit 3.15-1 Proposed Trails

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT



Source: Focus 360, 2015.



34260006 • 03/2017 | 3.1-3\_visual\_sim\_key\_map.cdr

### Exhibit 3.1-3 Visual Simulation Key Map

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT





Source: Focus 360, 2016.



## Exhibit 3.1-3a Visual Simulation 1

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT



Source: Focus 360, 2016.



## Exhibit 3.1-3b Visual Simulation 2

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT



Source: Focus 360, 2016.



## Exhibit 3.1-3c Visual Simulation 3

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT





Source: Focus 360, 2016.



## Exhibit 3.1-3d Visual Simulation 4

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT



Source: Focus 360, 2016



## Exhibit 3.1-3e Visual Simulation 5

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT





Source: Focus 360, 2015.



## Exhibit 3.1-3f Visual Simulation 6

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT



Source: Focus 360, 2016



## Exhibit 3.1-3g Visual Simulation 7

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT



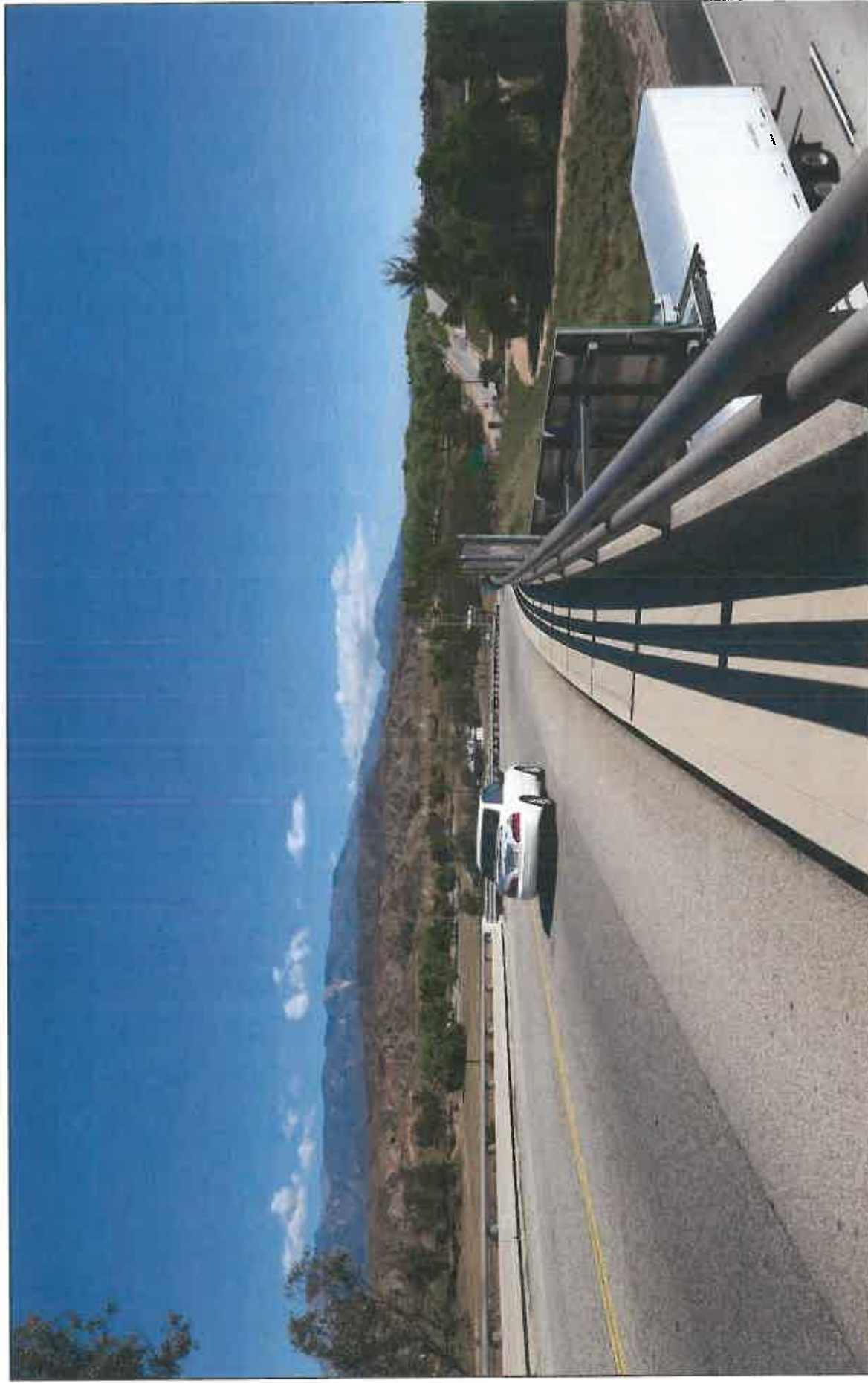
Source: Focus 360, 2016.



## Exhibit 3.1-3h Visual Simulation 8

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT





Source: Focus 360, 2016.



## Exhibit 3.1-3i Visual Simulation 9

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT





Source: Focus 360, 2016.



## Exhibit 3.1-3j Visual Simulation 10

TSG CHERRY VALLEY LP • SAN GORGONIO CROSSING  
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

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Riverside County LMS  
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25337

Parcel: 413-270-013

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

PLOT PLAN NO. 25337 The use hereby permitted is for an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 30,000 square feet of office space, 306 bay doors, located on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space (approximately 36 percent of the project site).

There are 16 acres that are located within the City of Calimesa that would be used for infrastructure purposes. Building 1 would cover approximately 811,000 square feet and Building 2 would cover approximately 1,012,760 square feet, for a total of approximately 1,823,760 square feet of floor area. The project would provide 120 parking spaces for office use and would include a warehouse parking and trailer parking to establish a total of 1,237 spaces as well as additional bike spaces. Both buildings will be approximately 47 feet in height. Both buildings are designed to accomodate cross-dock usage, with 136 dock doors for Building 1 and 170 dock doors for building 2. Electra trailer movers would be used in place of traditional diesel powered movers to move trailers throughout the project site. A public street between Building 1 and Building 2 would provide access to existing residences generally north of the project that currently take access via a dirt road. A trailhead will be constructed in the southwest corner of the site with a rustic themed water tower and barn. These structures will not be functional, and serve as an entrance feature to the area.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to

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CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25337

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10. GENERAL CONDITIONS

10. EVERY. 2

USE - HOLD HARMLESS (cont.)

RECOMMND

attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25337 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25337, Exhibit A, dated 9-3-2014.

APPROVED EXHIBIT B = Elevations dated 10-21-2014

APPROVED EXHIBIT L = Landscape Plan dated 10-21-14

APPROVED EXHIBIT H = Line of Sight HPA Architecture 10-14

PARCEL MAP = TENTATIVE MAP NO. 36564

10. EVERY. 7

USE - 90 DAYS TO PROTEST

RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations

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10. GENERAL CONDITIONS

10. EVERY. 7                      USE - 90 DAYS TO PROTEST (cont.)                      RECOMMND

and/or other exactions imposed on this project as a result  
of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1                      USE - GENERAL INTRODUCTION                      RECOMMND

Improvements such as grading, filling, over excavation and  
recompaction, and base or paving which require a grading  
permit are subject to the included Building and Safety  
Department Grading Division conditions of approval.

10.BS GRADE. 3                      USE - OBEY ALL GDG REGS                      RECOMMND

All grading shall conform to the California Building Code,  
Ordinance 457, and all other relevant laws, rules, and  
regulations governing grading in Riverside County and prior  
to commencing any grading which includes 50 or more cubic  
yards, the applicant shall obtain a grading permit from the  
Building and Safety Department.

10.BS GRADE. 4                      USE - DISTURBS NEED G/PMT                      RECOMMND

Ordinance 457 requires a grading permit prior to clearing,  
grubbing, or any top soil disturbances related to  
construction grading.

10.BS GRADE. 6                      USE - NPDES INSPECTIONS                      RECOMMND

Construction activities including clearing, stockpiling,  
grading or excavation of land which disturbs less than 1  
acre and requires a grading permit or construction Building  
permit shall provide for effective control of erosion,  
sediment and all other pollutants year-round. The permit  
holder shall be responsible for the installation and  
monitoring of effective erosion and sediment controls. Such  
controls will be evaluated by the Department of Building  
and Safety periodically and prior to permit Final to verify  
compliance with industry recognized erosion control  
measures.

Construction activities including but not limited to  
clearing, stockpiling, grading or excavation of land, which  
disturbs 1 acre or more or on-sites which are part of a  
larger common plan of development which disturbs less than  
1 acre are required to obtain coverage under the

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7

USE - EROSION CNTRL PROTECT

RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.



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10. GENERAL CONDITIONS

10.BS GRADE. 8                      USE - DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                      USE - 2:1 MAX SLOPE RATIO                      RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                      USE - MINIMUM DRNAGE GRADE                      RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12                      USE - DRAINAGE & TERRACING                      RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13                      USE - SLOPE SETBACKS                      RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14                      USE - SLOPES IN FLOODWAY                      RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18                      USE - OFFST. PAVED PKG                      RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.



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10. GENERAL CONDITIONS

10.BS GRADE. 20                      USE - RETAINING WALLS                      RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23                      USE - MANUFACTURED SLOPES                      RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24                      USE - FINISH GRADE                      RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                      USE - BUILD & SAFETY PLNCK                      RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1

USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

ACCESSIBLE PATH OF TRAVEL:

At the building department building plan review submittal, please provide a revised site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings.
- 3.Connection to areas of public accommodation (Including recreation/sports park facilities and viewing areas.
- 4.Connection to accessible designed trash enclosures.
- 5.Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas.

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

GREEN BUILDING CODE (Non Residential):

Included within the building plan submittal documents to the building department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

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10. GENERAL CONDITIONS

10.BS PLNCK. 1      USE - BUILD & SAFETY PLNCK (cont.) (cont.)      RECOMMND

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
  2. Determines if materials will be sorted on site or mixed.
  3. Identifies diversion facilities where material collected will be taken.
  4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
- For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

E HEALTH DEPARTMENT

10.E HEALTH. 1      INDUSTRIAL HYGIENE-NOISE STUDY      RECOMMND

Noise Consultant: Michael Brandman & Associates  
621 East Carnegie Drive, Suite 100  
San Bernardino, CA 92408

Noise Study: "Noise Impact Analysis. I-10 Gateway  
Job Center, Riverside County, California"  
dated June 13, 2013.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25377 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 30, 2014 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2      USE - ECP COMMENTS      RECOMMND

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health -

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10. GENERAL CONDITIONS

10.E HEALTH. 2                   USE - ECP COMMENTS (cont.)                   RECOMMND

Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 3                   USE - WATER AND SEWER SERVICE                   RECOMMND

PP25337 is proposing potable water service and sanitary sewer service from Yucipa Valley Water District (YVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1                   USE-#01A - SHELL/FPE/COMM.                   RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within \_\_\_\_ days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2                   USE-#04-HIGH PILE/RACK STORAGE                   RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must

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10. GENERAL CONDITIONS

10.FIRE. 2                      USE-#04-HIGH PILE/RACK STORAGE (cont.)                      RECOMMND

be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC Article 81, 2001 Edition and NFPA 13, 1999 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3                      USE-#005-ROOFING MATERIAL                      RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 4                      USE-#50-BLUE DOT REFLECTOR                      RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 5                      USE-#23-MIN REQ FIRE FLOW                      RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V construction per the 2010 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 6                      USE-#20-SUPER FIRE HYDRANT                      RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 25 feet of the building. Hydrant spacing shall be based on 2010 CA Fire Code.

10.FIRE. 7                      USE-#19-ON/OFF LOOPED HYD                      RECOMMND

A combination of on-site and off-site super fire hydrants, shall be on a looped system (6"x4"x 2-2 1/2"). The required fire flow shall be available from any adjacent hydrants(s) in the system.



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10.FIRE. 8 USE-#84-TANK PERMITS

RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 9 USE-#89-RAPID HAZMAT BOX

RECOMMND

Rapid entry cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 10 USE-#25-GATE ENTRANCES

RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 11 USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be

automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

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## 10. GENERAL CONDITIONS

### FLOOD RI DEPARTMENT

#### 10.FLOOD RI. 1 USE FLOOD HAZARD-REPORT

RECOMMEND

Plot Plan (PP) 25337 is a proposal for an industrial distribution facility consisting of two large industrial buildings on a 246.5-acre site in the Cherry Valley area. The site is located on the north side of Cherry Valley Boulevard between Interstate 10 and Union Street. This project is being processed concurrently with Parcel Map (PM) 36564, which is a proposal for a Schedule "E" subdivision of the same site, and Change of Zone 07799, which is a proposal to change the current land-use zoning from Controlled Development Areas (W-2) to Industrial Park (I-P). The District has previously reviewed this tentative proposal and provided comments as Fast Track 2008 - 24.

A watercourse with a tributary drainage area of approximately 685 acres traverses the southerly portion of the site. The delineated 100-year floodplain limits for this watercourse are shown on the Awareness Maps prepared by the Department of Water Resources and listed in County Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

A drainage system consisting of two reinforced concrete boxes and a concrete trapezoidal channel is proposed with the concurrent project PP25337 to collect and contain these flows. In accordance with Ordinance 458, any proposed grading, encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis that reflects the modification of the current effective floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. Final Building Inspections for lots within the effective Special Flood Hazard Area shall not be issued until all necessary documentation to amend the Special Flood Hazard Area has been approved by FPM.

There are two other large watercourses with tributary drainage areas of approximately 245 acres and 70 acres that impact the northerly portion of the site. A drainage plan

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## 10. GENERAL CONDITIONS

### 10.FLOOD RI. 1

### USE FLOOD HAZARD REPORT (cont.)

### RECOMMND

consisting of privately-maintained facilities (a rectangular channel and a perched berm to direct storm flows to an onsite storm drain, respectively) is proposed to collect and convey the stormwater runoff from both of these watercourses in order to protect the proposed buildings. It is recommended that these facilities be designed with an ability to perform periodic maintenance activities and provide an emergency escape. It should be noted these facilities will be maintained by the developer or its successors; not the District.

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The proposed drainage facility inlet is near the project boundaries may cause ponding on adjacent properties while the drainage facility outlet is near the project boundary and discharges concentrated and potentially erosive flows onto the adjacent downstream property owner(s). Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. A copy of the drainage letter (s) and/or recorded drainage easement shall be submitted to the District for review and approval prior to issuance of any grading permits for the project. Alternatively, the project may be redesigned to eliminate the need for such letter(s) and /or easement(s).

The development of this site would generate increase peak flow rates and adversely impact the downstream property owners. To mitigate increased runoff and water quality impacts, the applicant has proposed two water quality basins on the west side of each proposed building. Although final design of the basins will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates the general size, shape, and location of the proposed basins are sufficient to mitigate the impacts of the development. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of these mitigation features shall be submitted for review and approval prior to the issuance of any permits for the project. (See comment 10.FLOOD RI.11 Increased Runoff Criteria).

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10.FLOOD RI. 1                      USE FLOOD HAZARD REPORT (cont.) (cont.)                      RECOMMND

The preliminary Water Quality Management Plan (WQMP) submitted March 28, 2017 has been submitted to the District for review. The preliminary WQMP identifies the two basins as bioretention basins to mitigate the impacts to water quality and increased runoff that this development would generate. The District finds this mitigation proposal acceptable as it minimally meets the requirements. A final WQMP with calculations to support the final design of these basins shall be submitted for review and approval prior to the issuance of any permits for the project.

10.FLOOD RI. 2                      USE ORD 458 SP FLOOD HAZ AREA                      RECOMMND

A portion of the proposed project is located in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) that is listed in County Ordinance 458 Section 5.d. and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits. This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 6                      USE COORDINATE DRAINAGE DESIGN                      RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9                      USE MAJOR FACILITIES                      RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards

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10.FLOOD RI. 9 USE MAJOR FACILITIES (cont.) RECOMMND

including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design and transfer of rights of way.

10.FLOOD RI. 10 USE INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 11 USE INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

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10. GENERAL CONDITIONS

10.FLOOD RI. 11

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.



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10. GENERAL CONDITIONS

10.FLOOD RI. 12 USE WATERS OF THE US (NO FEMA)

RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the issuance of grading or building permits.

All Regulatory Permits (and any attachments pertaining thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control

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10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO01442

RECOMMND

County Geologic Report (GEO) No. 1442, submitted for this project (PP25337 and PM36564), was prepared by Neblett & Associates, Inc. and is entitled: "Fault Investigation, Tentative Tract No. 30545, GEO No. 1442, Cherry Valley Area, County of Riverside, California", dated September 22, 2008. In addition, the following reports were submitted for this GEO:

C.H.J. Incorporated, August 3, 2005, "Subsurface Investigation of Faulting, Cherry Valley Gateway project, Tentative Tract No. 30545, Northeast of Cherry Valley Boulevard and Interstate 10, Cherry Valley Area, Riverside County, California".

C.H.J. Incorporated, September 15, 2006, "Update to Subsurface Investigation of Faulting, Cherry Valley Gateway Project, 244+/- Acres Northeast of Cherry Valley Boulevard

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10. GENERAL CONDITIONS

10. PLANNING. 1 USE - GEO01442 (cont.)

RECOMMND

and Interstate 10, Cherry Valley Area, Riverside County, California".

Neblett & Associates, Inc., "Response to Review Comments by Riverside County, TLMA-Planning Regarding the I-10 Gateway Job Center Project, Parcel Map No. 36093, Cherry Valley Area, County of Riverside, California GEO No. 1442.

Ginter & Associates, Inc., June 26, 2012, "Updated Consultant of Record for the I-10 Gateway Job Center, Tentative Tract Map (sic) No. 34863, Cherry Valley Area, County of Riverside, California Geo No. 1442"

Ginter & Associates, Inc., January 7, 2013, "Grading Plan Review, Parcel Map No. 36093, I-10 Gateway Job Center, Cherry Valley Area, County of Riverside, California"

Ginter & Associates, Inc., June 3, 2013, "Response to Review Comments by Riverside County, TLMA-Planning, Regarding the I-10 Gateway Job Center, Project Parcel Map No. 36093, County of Riverside, California"

These documents are herein incorporated as a part of GEO01442.

GEO01442 concluded:

1. Two main faults, the north and south branches of the Cherry Valley Fault Zone have been mapped on the site. Though these two main breaks help define the zone, lineaments and geomorphic evidence suggest a zone of faulting and deformation associate with these faults may be as wide as 500-700 feet.

2. There is no direct evidence to designate the South Branch and the North Branch of the Cherry Valley fault, and any possible faults northeast (within the property limit) of the South Branch of the Cherry Valley fault, as inactive.

3. There is relatively strong geomorphic and topographic evidence that indicate that the Cherry Valley fault is potentially active.

4. Fault investigations have successfully located the South Branch of the Cherry Valley Fault Zone onsite.

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10.PLANNING. 1 USE - GEO01442 (cont.) (cont.)

RECOMMND

5.The potential for surface fault rupture of the South Branch of the Cherry Valley Fault that affects the proposed development is considered remote.

6.The potential for liquefaction is low.

7.There is a mild to high potential for hydroconsolidation.

8.Some settlement is expected to occur due to seismic activity (ground shaking), loading from compacted fill placement, and loading from proposed structures.

9.No landslides or other evidence of gross slope instability were observed during the investigations onsite.

10.Stability of slopes within the San Timoteo Formation is generally considered moderately to locally poor.

11.Loose surficial soils mantle the natural slopes within the proposed sphere of development which are prone to erosion resulting in shallow surficial failures and debris flow.

12.Two relatively broad drainage channels that trend southwesterly towards the western portion of the development site, and an east-west to southwest trending drainage channel in the northeast portion of the site, have the potential for water surface flows and debris flows.

13.The results of slope stability analysis for the largest engineered fill slope and the largest cut slope in older alluvium indicate that the proposed slopes will provide factors of safety greater than 1.5 and 1.1 under static and pseudostatic conditions, respectively. Surficial stability conditions also meet the required minimum safety factor of 1.5.

GEO01442 recommended:

1.A setback for the South Branch and "Recommended Restricted Use Zone" from the South Branch extending to the north and northeast property line.

2.A structural setback of 50 feet south of and 100 feet north of the South Branch.

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10.PLANNING. 1                   USE - GEO01442 (cont.) (cont.) (cont.)                   RECOMMND

3.To mitigate hydroconsolidation; complete removal of the younger alluvium approximately 20 ft. in depth and replacement with compacted engineered fill to the design grades.

4.Positioning of settlement monuments at strategic locations in the deeper fill areas and monitoring on a regular basis until the primary settlement has stabilized.

5.A stabilization fill prism for the cut slope as shown on Figure 4 of the Ginter & Associates, Inc. January 7, 2013 report.

6.The installation of debris basins, protective berms, brow ditches and interceptor swales to protect the slopes and control surface drainage will help mitigate the potential erosion and debris flow during storm events.

GEO No. 1442 satisfies the requirement for a geotechnical study for Planning/CEQA purposes. GEO No. 1442 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 2                   USE - PDA04786                   RECOMMND

County Archaeological Report (PDA) No. 04786R2 submitted for this project (GPA01079,CZ07799,PM36564, PP25337) was prepared by Michael Dice of Michael Brandman and Associates and is entitled: "Phase I Cultural Resource Assessment I-10 Gateway Center Tentative Tract Map #36093 Community of Cherry Valley, Riverside County, California" dated August 22, 2013.

This report was accepted and the document is herein incorporated as a part of the record for project.

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10. GENERAL CONDITIONS

10.PLANNING. 3

SP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours) . Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 4

USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.



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10.PLANNING. 4

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMND

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 5

USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, EXHIBIT B EXHIBIT ; EXHIBIT H AND TENTATIVE MAP otherwise amended by these conditions of approval.

10.PLANNING. 6

USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be

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10.PLANNING. 6                   USE - FEES FOR REVIEW (cont.)                   RECOMMND

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7                   USE - LIGHTING HOODED/DIRECTED                   RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 9                   USE - LAND DIVISION REQUIRED                   RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 12                  USE - PERMIT SIGNS SEPARATELY                   RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 14                  USE - NO OUTDOOR ADVERTISING                   RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19                  USE - RECLAIMED WATER                   RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 21                  USE- NO RESIDENT OCCUPANCY                   RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

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10.PLANNING. 23                   USE - NO OFF-ROAD USES ALLOWED                   RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 24                   USE - EXTERIOR NOISE LEVELS                   RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 25                   USE - NOISE MONITORING REPORTS                   RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 28                   USE - PREVENT DUST & BLOWSAND                   RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the

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10.PLANNING. 28                   USE - PREVENT DUST & BLOWSAND (cont.)                   RECOMMND

State air quality management authorities.

10.PLANNING. 32                   USE - 90 DAYS TO PROTEST                   RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 36                   USE - ORD 810 O S FEE (1)                   RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 38                   USE - 3RD & 5TH DIST DSGN STDS                   RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 39                   USE - BUSINESS LICENSING                   RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

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10. GENERAL CONDITIONS

10.PLANNING. 42           USE- ELECTRICAL HOOK-UPS           RECOMMND

- \* Electrical hook-ups for refrigerated trailers shall be provided when the tenant has need for refrigerated trucks. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

10.PLANNING. 43           USE - MT PALOMAR LIGHTING AREA           RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 49           MAP- PRESERVE NATIVE TREES           RECOMMND

The existing native specimen trees on the subject property identified for preservation on the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

10.PLANNING. 50           USE - OAK TREE REMOVAL           RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

10.PLANNING. 51           USE- NO USE PRPSED LIMIT           RECOMMND

The undeveloped portion of the property, Parcel #3 of TENTATIVE MAP shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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10.PLANNING. 52                   USE- BASIS FOR PARKING                   RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12.

10.PLANNING. 53                   USE - PHASE BY NEW PERMIT                   RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 54                   USE - NO SECOND FLOOR                   RECOMMND

If a portion of the second floor is proposed such as a mezzanine, it will be permitted but only as shown on exhibits B and C. The parking must be re-calculated and must comply with Section 18.12 of Ordinance No. 348.

10.PLANNING. 55                   MAP - TRAIL MAINTENENCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10.PLANNING. 56                   MAP - RECRIPROCAL ACCESS                   RECOMMND

Provide an agreement stating that all properties will provide reciprocal access and parking through Parcel 1 and Parcel 2 of the TENTATIVE MAP.

10.PLANNING. 57                   MAP - NO USE PROPOSED LIMIT                   RECOMMND

The balance 84.80 acres parcel 5 of TENTATIVE MAP shall be designated as "NO USE PROPOSED" and shall require approval of an appropriate land use application prior to utilization any additional land uses other than trails and open space subject to the requirements of County Ordinance No. 348.



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TRANS DEPARTMENT

10.TRANS. 1                      USE - STD INTRO (ORD 461)                      RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2                      USE - COUNTY WEB SITE                      RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3                      USE - TS/CONDITIONS                      RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

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10. GENERAL CONDITIONS

10.TRANS. 3

USE - TS/CONDITIONS (cont.)

RECOMMND

Roberts Road (NS) at:  
Cherry Valley Boulevard (EW)

I-10 Freeway Eastbound Ramps (NS) at:  
Cherry Valley Boulevard (EW)

I-10 Freeway Westbound Ramps (NS) at:  
Cherry Valley Boulevard (EW)

Calimesa Boulevard (NS) at:  
Cherry Valley Boulevard (EW)

Project Access Driveway (NS) at:  
Cherry Valley Boulevard (EW)

Street "A" (NS) at:  
Cherry Valley Boulevard (EW)

Street "B" (NS) at:  
Cherry Valley Boulevard (EW)

Union Street (NS) at:  
Cherry Valley Boulevard (EW)

Nancy Avenue (NS) at:  
Cherry Valley Boulevard (EW)

Beaumont Avenue (NS) at:  
Cherry Valley Boulevard (EW)

As such, the proposed project is consistent with this  
General Plan policy.

The associated conditions of approval incorporate  
mitigation measures identified in the traffic study, which  
are necessary to achieve or maintain the required level of  
service.

10.TRANS. 4

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in  
conformance with the APPROVED EXHIBITS;

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10. GENERAL CONDITIONS

10.TRANS. 4                      USE - LC LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

WASTE DEPARTMENT

10.WASTE. 1                      USE - HAZARDOUS MATERIALS                      RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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10. GENERAL CONDITIONS

10.WASTE. 2

USE - AB 341

RECOMMND

- AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

- Subscribe to a recycling service with waste hauler.

- Provide recycling service to tenants.

- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcwm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcwm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 3

USE - AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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10. GENERAL CONDITIONS

10.WASTE. 4

USE - LANDSCAPE PRACTICES

RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1

EPD - ANNUAL MITIGATION REPORT

RECOMMND

Beginning 12 months from the date on which the HMMP is approved and continuing annually for a minimum of 5 years, a qualified biologist who holds an MOU with the County of Riverside shall provide an annual Mitigation Report for the Riparian/Riverine habitat created on-site as specified in the HMMP that is approved prior the issuance of grading permits. The project proponent shall open an Hourly Rate Charge Account with the County in order for EPD to review annual reports and make any necessary site visits to confirm conditions.

PLANNING DEPARTMENT

20.PLANNING. 6

MAP- MM GEO-3

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: As recommended in the January 7, 2013 report by Ginter & Associates, Inc., after completion of project construction (or sooner, regarding item "a." below) and during project operation, the owner of the proposed project shall do the following:  
a.Plant landscape planting materials that consist of appropriate drought resistant vegetation as recommended by the Landscape Architect and in compliance with Riverside County Ordinance No. 859. Landscaping should be completed as soon as possible and properly maintained.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6

MAP- MM GEO-3 (cont.)

RECOMMND

b. Conduct proper irrigation and maintenance and repair of installed irrigation systems to minimize ground saturation.

Leaks should be repaired immediately. Sprinklers should be adjusted to provide maximum coverage with a minimum of water usage and overlap. Overwatering with consequent excessive runoff and ground saturation must be avoided.

c. If automatic sprinkler systems are installed, their use must be adjusted to account for natural rainfall conditions.

d. Maintain and clean all drainage devices that have been installed.

20.PLANNING. 8

USE- MM TRAN 1C

RECOMMND

Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share contribution towards future improvements.

I-10 Eastbound Ramps/Cherry Valley Boulevard

- o Install a traffic signal.

- o Construct a westbound left turn lane.

- o Construct a southbound right turn lane.

- o Modify the intersection to provide free flow movement for the southbound right turn lane.

- o Construct a second eastbound through lane.

- o Construct an eastbound right turn lane.

- o Construct a second westbound through lane.

I-10 Westbound Ramps/Cherry Valley Boulevard

- o Install a traffic signal.

- o Construct an eastbound left turn lane.

- o Construct a westbound right turn lane.

- o Construct a northbound left turn lane.

- o Construct a second eastbound left turn lane.

- o Construct a second eastbound through turn lane.

- o Construct a second westbound through lane.

- o Construct a westbound right turn lane.

Calimesa Boulevard/Cherry Valley Boulevard

- o Install a traffic signal.

- o Construct an eastbound left turn lane.

- o Construct a second eastbound through lane.

- o Construct a southbound right turn lane.



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20. PRIOR TO A CERTAIN DATE

20. PLANNING. 8 USE- MM TRAN 1C (cont.)

RECOMMND

- oConstruct a westbound right turn lane.
- oConstruct a second westbound through lane.
- oModify the traffic signal in order to provide overlap phasing for the westbound right turn lane.

Street 2/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct a westbound left turn lane.
- oConstruct a second eastbound through lane.
- oConstruct a second westbound through lane.
- oConstruct a southbound left turn lane.
- oConstruct a southbound right turn lane.
- oConstruct a northbound left turn lane.
- oConstruct a northbound through lane.

Union Street/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct a northbound left turn lane.
- oConstruct a southbound left turn lane.
- oConstruct an eastbound left turn lane.
- oConstruct a second eastbound through lane.
- oConstruct a westbound left turn lane.
- oConstruct a second westbound through lane.

Nancy Street/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct an eastbound left turn lane.
- oConstruct a second eastbound through lane.
- oConstruct a westbound left turn lane.
- oConstruct a second eastbound through lane.

Beaumont Avenue/Cherry Valley Boulevard

- oConstruct a second eastbound through lane.
- oConstruct a second westbound through lane.
- oModify traffic signal in order to provide overlap phasing for the EB right turn lane.

Future Beckwith Avenue/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct a southbound left turn lane.
- oConstruct an eastbound left turn lane.
- oConstruct a second eastbound through lane.
- oConstruct a second westbound through lane.
- oConstruct a westbound right turn lane.

The County shall ensure that the improvements specified will be constructed at that point in time necessary to

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE- MM TRAN 1C (cont.) (cont.)

RECOMMND

avoid identified impacts.

20.PLANNING. 9 USE - EXPIRATION DATE-

RECOMMND

This approval shall be used within eight 8 years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within eight (8) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the eight year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 10 MAP- AQ-1G

RECOMMND

The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:

a)tenanants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.

b)The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board-approved courses (such as the free, one-day Course #512).

c)Require facility operator to become a SmartWay Partner.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 10 MAP- AQ-1G (cont.)

RECOMMND

d)Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - PHASES SEPARBLE - R-2

RECOMMND

This land division may be divided into units and recorded in phases provided that the phasing plan complies with the following:

- A. The proposed division into units or phasing, including unit or phase boundaries, sequencing, and floor plan selection shall be subject to the Planning Director's approval.
- B. Each proposed unit or phase, individually and cumulatively with all other units or phases, shall comply with the provisions of Section 7.11 (Restricted Single-Family Residential Subdivision) of the County Ordinance No. 348.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP- MM BIO 1B

RECOMMND

Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through completion of a Nesting Bird Clearance Survey. A Nesting Bird Clearance Survey shall be completed no more than three (3) days prior to ground disturbance activities. A Nesting Bird Clearance Survey report shall be submitted to the Environmental Programs Division (EPD) for review and approval prior to initiating clearing and grubbing during the breeding season.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                      USE - GEOTECH/SOILS RPTS (cont.)                      RECOMMND

with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5                      USE - SLOPE STABILITY ANLY                      RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6                      USE - DRAINAGE DESIGN Q100                      RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7                      USE - OFFSITE GRDG ONUS                      RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8                      USE - NOTARIZED OFFSITE LTR                      RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9                      USE - RECORDED ESMT REQ'D                      RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.



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60.BS GRADE. 11                   USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                   USE - PRE-CONSTRUCTION MTG                   RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                   USE- BMP CONST NPDES PERMIT                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                   USE - SWPPP REVIEW                   RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15                   USE - FAULT LOCATIONS                   RECOMMND

Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.

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60.BS GRADE. 16 USE-CITY OF CALIMESA APPRVL

RECOMMND

Prior to the issuance of a grading permit, the applicant/owner shall obtain any permits and/or clearances from the

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE- REMOVAL OF EXISTING WELLS

RECOMMND

Prior to grading permit issuance, any existing wells or on-site wastewater treatment systems (OWTS)/septic systems must be properly abandoned under permit with the Department of Environmental Health. Please contact (951)955-8980 for any questions.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a

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60.EPD. 1                      EPD - MBTA SURVEY (cont.)                      RECOMMND

grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

60.EPD. 2                      EPD - GRADING PLAN CHECK                      RECOMMND

Prior the issuance of a grading permit EPD shall review the grading plan to insure that MSHCP/Jurisdictional Riparian/Riverine features that were not approved for impacts within the DBESP dated January 28, 2016 and Written by Helix Environmental. All Riparian/Riverine features that shall not be impacted will be clearly depicted and labeled on the grading plan to the satisfaction of EPD.

The grading plans will also be reviewed by EPD to ensure that no grading occurs in the Yucaipa Onion area as identified in the document titled "San Gorgonio Crossings Multiple Species Habitat Conservation Plan Consistency Analysis," Dated July 16, 2015 and written by Helix Environmental Planning. The Yucaipa Onion area shall be clearly delineated and labeled on the grading plan to the satisfaction of EPD.

60.EPD. 3                      EPD - RIP/RIV HMMP                      RECOMMND

Prior to the issuance of a grading permit, a qualified biologist who holds an MOU with the County of Riverside shall submit a Habitat Mitigation and Management Plan (HMMP) which shall provide details regarding the onsite mitigation for impacts to MSHCP/Jurisdictional Riparian/Riverine habitat. The HMMP shall provide details for the onsite creation of 2.22 acres of Riparian/Riverine habitat to compensate for impacts to 1.11 acres of Riparian/Riverine habitat at a 2:1 ratio as described in Section 7 Paragraph B of the document titled "San Gorgonio Crossings Determination of Biologically Equivalent or Superior Preservation Report," Dated January 28, 2016 and written by Helix Environmental Planning. The HMMP must at a minimum provide detailed contouring plans, a planting palette, estimates for financial assurances, success criteria, maintenance and management plans and mechanisms for long term conservation of the created habitat. The HMMP shall provide a plan for monitoring and reporting for at least five years after the HMMP is approved.

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60.EPD. 4

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 5

EPD - TEMPORARY FENCE

RECOMMND

Prior to the issuance of a grading permit the areas that are outside of the projects Impact areas as depicted on Figure 8 of the document titled "San Geronio Crossings Multiple Species Habitat Conservation Plan Consistency Analysis," dated July 16, 2015 and written by Helix Environmental Planning, shall be temporarily fenced to ensure sensitive features are not disturbed during construction activities.

EPD shall conduct a site visit to confirm the installation and location of the fence.

60.EPD. 6

MAP- MM BIO-2A

RECOMMND

Prior to issuance of grading permits, the following shall be verified through payment of LDMF fees: The project applicant shall pay MSHCP Local Development Mitigation Fees (LDMF) as determined by the County. The fee schedule is adjusted annually by the Western Riverside County Regional

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60.EPD. 6                      MAP- MM BIO-2A (cont.)                      RECOMMND

Conservation Authority (RCA), and was last adjusted on July 1, 2016. The current fee is \$6,645 per acre for commercial or industrial uses.

60.EPD. 7                      MAP- MM BIO-5B                      RECOMMND

Prior to the issuance of grading permits, the following will be verified through submittal of documentation. site inspection and the following notes shall be included on the construction plans: Riparian/riverine areas not impacted by the project footprint shall be conserved in perpetuity by the recordation of a conservation easement or deed restriction in favor of a CDFW-approved local conservation entity; or transferred in fee title to a CDFW-approved local conservation entity. The avoided riparian/riverine areas shall be conserved prior to the issuance of a grading permit. The CDFW-approved local conservation entity shall manage the conservation areas to protect the long-term conservation, functions, and values of these areas in perpetuity.

60.EPD. 8                      MAP - MM BIO 2A                      RECOMMND

Prior to the issuance of grading permits, the following will be verified through submittal of documentation, site inspection and the following notes shall be included on the construction plans: To meet the criteria of a biologically equivalent or superior alternative, the applicant shall offset impacts to riverine resources through on-site creation at a 2:1 ratio for the 1.11 acres of impacts to riverine and limited riparian resources. In total, the proposed mitigation shall result in 2.22 acres of Riparian/Riverine habitat creation/restoration.

The on-site creation of 2.22 acres of Riparian/Riverine habitat shall occur at two locations on-site along the southern boundary (see DBESP's Figure 8). The mitigation areas shall receive all upstream flows up to 100 cubic feet per second (cfs). Flows above 100 cfs shall bypass the mitigation area in a concrete-lined channel that will outlet at the eastern edge of the project. Flows up to 100 cfs will allow for creation of a braided streambed similar to the drainages that are being impacted. These areas shall be revegetated with primarily floodplain scrub



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60.EPD. 8

MAP - MM BIO 2A (cont.)

RECOMMND

vegetation. Scattered pockets of mule fat scrub shall also be planted to increase vegetative diversity. Combined, these areas shall offset losses of Riparian/Riverine functions and values by providing high-quality Riparian/Riverine habitat, and provide for other functions and services such as water quality benefits, groundwater recharge, and nutrient cycling. A detailed restoration plan for the on-site mitigation sites shall be prepared and submitted to the County for review and approval prior to implementation of the restoration effort.

60.EPD. 9

MAP - MM BIO-2B

RECOMMND

Prior to the issuance of any grading, construction or building permits by the County, the project Applicant shall consult with the California Department of Fish and Wildlife regarding a Section 1602 Streambed Alteration Agreement Permit, the United States Army Corps of Engineers (USACE) regarding a Clean Water Act Section 404 Permit, and the Regional Water Quality Control Board regarding a Clean Water Act Section 401 Certification. The project Applicant shall be required to obtain these permits prior to the commencement of any grading or construction activities.

The project shall mitigate impacts to waters of the United States and waters of the State, wetlands, and riparian habitats (pursuant to the Federal Clean Water Act and the California Fish and Game Code, Section 1600, et seq.) by replacement on an in-kind basis. Compensatory habitat-based mitigation will consist of preserving on-site habitat, restoring similar habitat, or purchasing off-site credits from an approved mitigation bank. Replacement shall be based on a ratio determined by the California Department of Fish and Wildlife and/or USACE in order to account for the potentially diminished habitat values of replacement habitat and reduce impacts to less than significant. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. Such replacement should occur on the original development site, whenever possible. Alternatively, replacement can be affected, subject to state and federal regulatory approval, by creation or restoration of replacement habitats elsewhere (off-site but preferably within the County), protected in perpetuity by provision for an appropriate conservation easement or dedication.



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FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 USE ORD 458 SP FLOOD HAZ AREA

RECOMMND

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer

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60.FLOOD RI. 7                   USE 3 ITEMS TO ACCEPT FACILITY (cont.)                   RECOMMND

issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 9                   USE SUBMIT FINAL WQMP                   RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 10                  USE PERP DRAINAGE PATTERNS                  RECOMMND

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Proposed drainage facility inlets near the project boundaries may cause ponding on adjacent properties. Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. Alternatively, the project may be redesigned to eliminate the need for such letters.

A copy of the recorded drainage easement(s) and/or drainage acceptance letter(s) shall be submitted to the District for review and approval prior to the issuance of grading/building permits for the project.

PLANNING DEPARTMENT

60.PLANNING. 1                  USE - PALEO PRIMP & MONITOR                  RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.

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60.PLANNING. 1                      USE - PALEO PRIMP & MONITOR (cont.) (cont.)      RECOMMND

10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2                      USE - GRADING PLANS                                      RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be

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60.PLANNING. 2 USE - GRADING PLANS (cont.)

RECOMMND

additionally provided for in these conditions..

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 9 USE - BLOWSAND & DUST CONTROL

RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 16 USE\*- REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1079, and Change of Zone No. 7799 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.



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60.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25337 the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 20 MAP- AQ-1D

RECOMMND

Prior to issuance of any grading permits, the developer shall provide a traffic control plan to the County of Riverside that describes in detail the location of equipment staging areas, stockpiling/storage areas, construction parking areas, safe detours around the project construction site, as well as provide temporary traffic control (e.g., flagperson) during construction-related truck hauling activities. The traffic control plan is intended to minimize traffic congestion and delays that increase idling and acceleration emissions. The applicant shall maintain one copy on-site in the construction trailer to the satisfaction of the County of Riverside.

60.PLANNING. 25 MAP- MM CUL 5A

RECOMMND

Archaeological monitoring: During grading and excavation activities, the project applicant shall retain an archaeological monitor meeting the Secretary of the Interior's Standards to monitor all ground-disturbing activities in an effort to identify and evaluate any unknown archaeological resources. The qualified archaeologist, the developer, and the Lead Agency shall develop a rotating or simultaneous schedule in coordination with the applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist.

60.PLANNING. 26 MAP- MM CUL 1B

RECOMMND

The following shall be verified through submittal of documentation, site inspection, and the following shall be included on the construction plans: During grading and construction activities Treatment and disposition of

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60.PLANNING. 26

MAP- MM CUL 1B (cont.)

RECOMMND

cultural resources. In the event that Native American cultural resources are inadvertently discovered during the course of grading for this project, all of the following procedures shall be carried out for the treatment and disposition of the discoveries:

1. Temporary curation and storage: During the course of construction, all discovered resources shall be temporarily curated in a secure location on-site or at the offices of the project archaeologist. The removal of any artifacts from the project site will need to be thoroughly inventoried with tribal monitor oversight of the process.

2. Treatment and final disposition: The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial goods, and all archaeological artifacts and non-human remains, as part of the required mitigation for impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Lead Agency with evidence of same:

a. Accommodate the process for on-site reburial of the discovered items with the consulting Native American tribes or bands. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing and basic recordation have been completed.

b. Execute a curation agreement with an appropriate qualified repository in Riverside County that meets federal standards pursuant to 36 CFR Part 79 so that cultural resources would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility in Riverside County, to be accompanied by payment of the fees necessary for permanent curation. For purposes of conflict resolution, if more than one Native American tribe or band is involved with the project and cannot come to an agreement as to the disposition of cultural materials, they shall be curated at the Western Science Center or Riverside Metropolitan Museum by default.

c. At the completion of grading, excavation, and ground-disturbing activities on the site, submit a Monitoring Report to the Lead Agency documenting monitoring activities conducted by the project archaeologist and Native American Tribal Monitors within 60 days of the completion of grading. This report shall document the impacts to the known resources on the property; describe

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60.PLANNING. 26 MAP- MM CUL 1B (cont.) (cont.)

RECOMMND

how each mitigation measure was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pregrade meeting; and in a confidential appendix, include the daily/weekly monitoring notes from the archaeologist. All reports produced will be submitted to the Lead Agency, the Eastern Information Center, and consulting tribes.

60.PLANNING. 27 MAP- MM CUL 3A

RECOMMND

The following shall be verified through submittal of documentation, site inspection and the following notes shall be included on the construction plans: During grading and excavation activities, full-time monitoring of excavation activities shall occur, except in the flatter areas where extensive plowing has churned deposits up to depths of 2 feet. Paleontologic monitors shall be equipped to salvage fossils, as they are unearthed, to avoid construction delays, and to remove samples of sediments likely to contain the remains of small fossil invertebrates and vertebrates. Monitors must be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.

If the principal paleontologist determines that the sediments present within the subsurface have low potential to contain paleontologic resources and low paleontologic sensitivity, then the full-time monitoring program shall cease and a program of periodic monitoring shall occur.

60.PLANNING. 28 MAP- MM CUL 3B

RECOMMND

If specimens are found, the applicant shall ensure the preparation of recovered specimens to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Preparation and stabilization of all recovered fossils shall occur and are essential to fully mitigate adverse impacts to the resources.

60.PLANNING. 29 MAP- MM CUL 3C

RECOMMND

If specimens are found, the applicant shall ensure the identification and curation of specimens into an

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60.PLANNING. 29

MAP- MM CUL 3C (cont.)

RECOMMND

established, accredited museum repository with permanent retrievable paleontologic storage. These procedures are also essential steps in effective paleontologic mitigation and CEQA compliance. The paleontologist shall have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impacts to significant paleontologic resources is not complete until such curation into an established museum repository has been fully completed and documented.

60.PLANNING. 30

MAP- MM CUL 3D

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During grading and excavation activities, The paleontologist shall prepare a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the appropriate Lead Agency along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontologic resources.

60.PLANNING. 31

MAP- MM CUL 4

RECOMMND

The following will be verified through notification of the County Coroner submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During grading and excavation activities, The grading plans shall include a note stating, "In the event of the accidental discovery or recognition of any human remains, State CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Section 5097.94 and Section 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC



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60.PLANNING. 31 MAP- MM CUL 4 (cont.)

RECOMMND

shall identify the person or persons it believes to be the "most likely descendant" (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98.

2.Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:

- oThe NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
- oThe descendant identified fails to make a recommendation.
- oThe landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC by the NAHC fails to provide measures acceptable to the landowner.

60.PLANNING. 32 MAP- MM GEO 1A

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: Prior to the issuance of grading permits upon the development of a grading plan, the County of Riverside shall verify that consistent with Section 8.0, Future Work, in the Neblett & Associates' 2008 Fault Investigation, the grading plans shall reflect the re-positioning of the structural setback zone based on the proposed grades for the proposed project.

It is recommended that a structural setback zone shall be located 50 feet south and 100 feet north of the trace of the South Branch of the Cherry Valley Fault Zone that transgresses the proposed development envelopes. Additionally, a Restricted Use Zone (RUZ) shall be located north and northeast of the South Branch to the north and northeast property boundary. The RUZ shall be utilized for non-habitable facilities, such as horse stables, soccer fields, etc., that will have fewer than 1,000 hours of human occupancy per year. Future fault investigation in the RUZ area shall be required and approved by the

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60.PLANNING. 32 MAP- MM GEO 1A (cont.)

RECOMMND

controlling agencies to remove any portions of the RUZ for construction of potential habitable structures.

The footprint of the proposed project shall then be analyzed for conformance with the re-positioned structural setback and the restricted use zone.

60.PLANNING. 33 MAP- MM GEO 1B

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: Prior to the issuance of building permits Prior to the issuance of building permits for each structure, the project applicant shall submit a design-level Geotechnical Investigation to the County Engineering Geologist for review and approval. The investigation shall be prepared by a qualified engineer and identify necessary grading and building practices necessary to achieve compliance with the latest adopted edition of the California Building Standards Code geologic, soils, and seismic requirements. The measures identified in the approved report shall be incorporated into the project plans.

60.PLANNING. 34 MAP- MM GEO1c

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During mass grading and building construction to mitigate potential landside impacts from the proposed cut slope north of Building 2, the County of Riverside shall ensure that during project construction, a stabilization fill prism shall be established for this cut slope as depicted in the January 7, 2013 Grading Plan Review by Ginter & Associates, Inc. Additionally, the County of Riverside shall ensure that during construction, conditions will be observed by a qualified individual and additional recommendations will be provided, as appropriate. The grading and construction plans shall include notes depicting this.

60.PLANNING. 35 MAP- MM GEO 1D

RECOMMND

The following will be verified through submittal of documentation, site inspection,



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60.PLANNING. 35 MAP- MM GEO 1D (cont.)

RECOMMND

and the following notes shall be included on the construction plans: Prior to the issuance of grading permits recommendations contained within the November 24, 2014 Ginter & Associates Grading Plan (contained in Appendix E of RDEIR #534) shall be implemented in the design of the project to the satisfaction of the County, prior to issuance of grading and/or building permits.

60.PLANNING. 36 MAP- MM AQ1b

RECOMMND

The Grading Plans and contracts shall include a note stating: All Heavy-Heavy Duty Haul Trucks (HHD) accessing the project site shall use year 2007 or newer engines during all construction activities.

60.PLANNING. 37 MAP- MM CUL1A

RECOMMND

During grading and excavation activities, the following shall be verified through approval of an archaeological monitor and schedule: Archaeological monitoring: During grading and excavation activities, the project applicant shall retain an archaeological monitor meeting the Secretary of the Interior's Standards to monitor all ground-disturbing activities in an effort to identify and evaluate any unknown archaeological resources. The qualified archaeologist, the developer, and the Lead Agency shall develop a rotating or simultaneous schedule in coordination with the applicant and the project archaeologist for designated Native American Tribal Monitors from the consulting tribes during grading, excavation, and ground-disturbing activities on the site, including the scheduling, safety requirements, duties, and Native American Tribal Monitors' authority to stop and redirect grading activities in coordination with the project archaeologist.

60.PLANNING. 38 MAP- MM GEO 1E

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During mass grading and building construction To mitigate for hydroconsolidation, prior to issuance of a construction permit, the project applicant shall ensure the complete removal of the younger alluvium (Qya) approximately 20 feet

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60.PLANNING. 38 MAP- MM GEO 1E (cont.)

RECOMMND

- in depth and replacement with compacted engineered fill to the design grades.

60.PLANNING. 39 MAP- MM GEO2A

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: Prior to the issuance of grading permits and prior to the issuance of a final certificate of occupancy for the project As stated in the January 7, 2013 report by Ginter & Associates (RDEIR Appendix E), after the completion of on-site grading, and prior to the issuance of a final certificate of occupancy for the project, the owner shall ensure that the manufactured slopes on-site shall be planted with drought-resistant plants to help mitigate surficial erosion.

60.PLANNING. 40 MAP- MM GEO2B

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: Prior to the issuance of grading permits, all grading procedures shall comply with County Grading Standards, including requirements for erosion control during rainy months. This measure shall be implemented to the satisfaction of the County of Riverside Planning Department Director.

60.PLANNING. 41 MAP- MM HYD1

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: Prior to the issuance of grading permits for any portion or phase of the project, the developer shall prepare and submit a WQMP and a SWPPP to the County for review and approval. The WQMP and SWPPP shall contain specific Best Management Practices (BMPs) to prevent stormwater pollution from construction sources. These BMPs shall identify a practical sequence for site restoration, implementation, contingency measures, responsible parties, and agency contacts. The developer shall include conditions in construction contracts requiring the plans to be implemented and shall have the ability to enforce the requirement through fines and other penalties. The plans shall incorporate control measures in

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60.PLANNING. 41 MAP- MM HYD1 (cont.)

RECOMMND

The following categories:

- oSoil stabilization practices
- oDewatering practices (if necessary)
- oSediment and runoff control practices
- oMonitoring protocols

oWaste management and disposal control practices

Once approved by the County, contractors working on the site shall be responsible throughout the duration of the project for installing, constructing, inspecting, and maintaining the control measures included in the WQMP and SWPPP.

The WQMP and SWPPP shall identify pollutant sources that could affect the quality of stormwater discharges from the construction site. Control practices shall include those that effectively treat target pollutants in stormwater discharges anticipated from project construction sites. To protect receiving water quality, the WQMP and SWPPP shall include but is not limited to the following elements:

oTemporary erosion control measures (such as fiber rolls, staked straw bales, detention basins, temporary inlet protection, check dams, geofabric, sandbag dikes, and temporary revegetation or other ground cover) shall be employed for disturbed areas.

oNo disturbed surfaces will be left without erosion control measures in place during the winter and spring months (September 30-March 30).

oSediment shall be retained on-site by one or more basins, traps, or other appropriate improvements. Of critical importance is the protection of existing catch basins that eventually drain to the Santa Ana River.

oThe construction contractor shall prepare Standard Operating Procedures for the handling of hazardous materials on the construction site to eliminate or reduce discharge of materials to storm drains.

oBMPs performance and effectiveness shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (inadvertent petroleum release) is required to determine adequacy of the measure.

oNative grasses or other appropriate vegetative cover shall be established on the construction site as soon as possible after disturbance.

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60.PLANNING. 42 MAP- MM NOI 4A

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During all project site excavation and grading on-site During all project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. This would result in an estimated 5 dBA reduction (perceived as half as loud) in equipment operational noise levels compared to operations without such devices.

60.PLANNING. 43 MAP- MM NOI4B

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During all project site excavation and grading on site Whenever feasible, the construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. This would result in an estimated 5 dBA reduction (perceived as half as loud) in operational noise levels compared to operations with noise emitted toward a receptor.

60.PLANNING. 44 MAP- MM NOI4C

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During all project site excavation and grading on site The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.

60.PLANNING. 45 MAP- MM NOI4D

RECOMMND

The following will be verified through site inspection, and the following notes shall be included on the construction plans: During all project site excavation and grading on site The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 45 MAP- MM NOI4D (cont.)

RECOMMND

sensitive receptors nearest the project site during all project construction.

60.PLANNING. 46 MAP- MM NOI4E

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During all project site excavation and grading on site For the duration of construction activities, the construction manager shall serve as the disturbance coordinator, should noise levels become disruptive to local residents. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. The construction manager shall conspicuously post a telephone number for the disturbance coordinator at all entrances to the construction site.

60.PLANNING. 47 USE- MM TRAN5

RECOMMND

The following will be verified through submittal of a traffic control plan and site inspection; Prior to issuance of any grading permits, the developer shall provide a detailed construction traffic control plan to the County of Riverside for approval. A construction traffic control plan shall be prepared for all aspects of project construction, including physical improvements on the site itself, as well as any off-site traffic improvements required to be completed directly by the project applicant. The construction traffic control plan shall describe in detail the location of equipment staging areas, stockpiling/storage areas, construction worker and equipment parking areas, timing of construction trips, roadways that would be potentially affected, safe detours around the project and/or roadway construction site, as well as provide temporary traffic control (e.g., flag person) and appropriate signage during construction-related truck hauling activities. The traffic control plan shall ensure adequate and uninterrupted access to all nearby residences throughout the construction period. The purpose of these measures is to safely guide motorists, cyclists, and pedestrians, minimize traffic impacts, and ensure the safe and even flow of traffic during construction, consistent with County standards and requirements.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 48 MAP- MM AQ-1B

RECOMMND

The construction plans shall include a note, "All Heavy-Heavy Duty Haul Trucks (HHD) accessing the project site shall use year 2007 or newer engines during all construction activities"

60.PLANNING. 49 MAP- MM AQ-1E

RECOMMND

During project construction, the following measures shall be implemented to the satisfaction of the County of Riverside. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept on-site during construction and subject to inspection by the County of Riverside.

a)Construction equipment shall be properly maintained according to manufacturer specifications.

b)All contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit on-site idling for no more than 5 minutes in any 1 hour.

c)On-site electrical hook ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel-powered electric generators.

d)The project shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 concerning fugitive dust and provide appropriate documentation to the County of Riverside.

e)Traffic speeds on all unpaved roads to be reduced to 15 miles per hour or less.

f)Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).

g)Use street sweepers that comply with SCAQMD Rules 1186 and 1186.1.

h)All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.



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60.PLANNING. 49 MAP- MM AQ-1E (cont.)

RECOMMND

i)All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour (mph); wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction; and vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

j)All trucks and equipment, including their tires, shall be washed off prior to leaving the site; site accesses to a distance of 100 feet from paved roads shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel.

60.PLANNING. 50 MAP- MM AQ-1A

RECOMMND

During mass grading and building construction, all off-road diesel-powered grading construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA) Tier 3 off-road emissions standards.

TRANS DEPARTMENT

60.TRANS. 1 USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 2 USE - FILE L&LMD APPLICATION

RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.14 and 90.TRANS.19.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3

USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

E HEALTH DEPARTMENT

70.E HEALTH. 1

USE - WELL RECONSTRUCTION

RECOMMND

Prior to grading permit final, well reconstruction that will be taking place as a result of off-site improvements must be conducted under permit with the Department of Environmental Health. Please contact (951)955-8980 for additional details.

PLANNING DEPARTMENT

70.PLANNING. 1

USE - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

80.BS GRADE. 3 USE - FAULT LOCATIONS

RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

The owner/applicant shall obtain Grading Division approval of the staking and shall provide a Certification Letter prepared by the licensed professional, certifying the staking of the "Fault Hazard Zone" and its included setback area. The certification letter shall be submitted to the Building and Safety Department Grading Division for review and approval prior to release for building permit.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers. This letter must include confirmation from the appropriate purveyor that all agreements have been met to provide water and sewer service to the project.

80.E HEALTH. 2 USE - HAZMAT CONTACT

RECOMMND

Contact the Hazardous Materials Management Division for requirements of the Cal ARP at (951) 766-6524.

EPD DEPARTMENT

80.EPD. 1 USE - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits a qualified biologist who holds an MOU with the County of Riverside shall provide documentation to prove that all grading,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 USE - MBTA REPORT (cont.)

RECOMMND

contouring and shaping and stabilization of the proposed on-site mitigation has been completed according to the HMMP that was submitted and approved prior to the issuance of grading permits.

80.EPD. 2 USE - MITIGATION BOND

RECOMMND

Prior to the issuance of any building permits the project proponent/owner shall deposit a bond with the County of Riverside with enough funds to cover the remaining Riparian/Riverine Habitat Creation mitigation activities including annual monitoring and maintenance. The financial assurances must be based upon the financial estimates disclosed in the HMMP that was approved prior the issuance of grading permits.

80.EPD. 3 USE - RIP/RIV MITIGATION

RECOMMND

Prior to the issuance of any building permits a qualified biologist who holds an MOU with the County of Riverside shall provide documentation to prove that all grading, contouring and shaping and stabilization of the proposed on-site mitigation has been completed according to the HMMP that was submitted and approved prior to the issuance of grading permits.

80.EPD. 4 MAP- MM BIO 2B

RECOMMND

Prior to the issuance of any grading, construction or building permits by the County, the project Applicant shall consult with the California Department of Fish and Wildlife regarding a Section 1602 Streambed Alteration Agreement Permit, the United States Army Corps of Engineers (USACE) regarding a Clean Water Act Section 404 Permit, and the Regional Water Quality Control Board regarding a Clean Water Act Section 401 Certification. The project Applicant shall be required to obtain these permits prior to the commencement of any grading or construction activities.

The project shall mitigate impacts to waters of the United States and waters of the State, wetlands, and riparian habitats (pursuant to the Federal Clean Water Act and the California Fish and Game Code, Section 1600, et seq.) by replacement on an in-kind basis. Compensatory habitat-based mitigation will consist of preserving on-site habitat, restoring similar habitat, or purchasing off-site

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4

MAP- MM BIO 2B (cont.)

RECOMMND

credits from an approved mitigation bank. Replacement shall be based on a ratio determined by the California Department of Fish and Wildlife and/or USACE in order to account for the potentially diminished habitat values of replacement habitat and reduce impacts to less than significant. Agreed-upon mitigation ratios will depend on the quality of the habitat and presence/absence of a special-status species. Such replacement should occur on the original development site, whenever possible. Alternatively, replacement can be affected, subject to state and federal regulatory approval, by creation or restoration of replacement habitats elsewhere (off-site but preferably within the County), protected in perpetuity by provision for an appropriate conservation easement or dedication.

FIRE DEPARTMENT

80.FIRE. 1

USE-#17A-BLDG PLAN CHECK

RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3

USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project



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80.FLOOD RI. 3                      USE 3 ITEMS TO ACCEPT FACILITY (cont.)                      RECOMMND

number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 5                      USE SUBMIT FINAL WQMP                      RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 5                      USE - LIGHTING PLANS                      RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80.PLANNING. 6                   USE- CONFORM TO ELEVATIONS                   RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 8                   USE - ROOF EQUIPMENT SHIELDING                   RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 17                  USE - PLANS SHOWING BIKE RACKS                   RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 28                  USE- SCHOOL MITIGATION                   RECOMMND

Impacts to the Beaumont Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 38                  USE - FEE BALANCE                   RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 41                  MAP- MM AES-4                   RECOMMND

Prior to issuance of building permits, the project applicant shall submit a photometric plan to the County of Riverside for review and approval. The photometric plan shall identify types of lighting fixtures and their locations on the project site, and demonstrate compliance with Riverside County Lighting Ordinance No. 655. All light fixtures shall be shielded, recessed, or directed downward to prevent unwanted illumination of neighboring properties or excessive light pollution. Lighting fixtures should employ the most energy-efficient technology available unless technical feasibility or safety concerns take precedent.

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80.PLANNING. 43 MAP- MM GEO1c

RECOMMND

To mitigate potential landside impacts from the proposed cut slope north of Building 2, the County of Riverside shall ensure that during project construction a stabilization fill prism shall be established for this cut slope as depicted in the January 7, 2013 Grading Plan Review by Ginter & Associates, Inc. Additionally, the County of Riverside shall ensure that during construction, conditions will be observed by a qualified individual and additional recommendations will be provided, as appropriate. The Grading and Construction Plans shall include notes stating this.

80.PLANNING. 44 MAP- MM AQ1a

RECOMMND

The construction plans shall state: During mass grading and building construction, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet or exceed United States Environmental Protection Agency (EPA) Tier 3 off-road emissions standards.

80.PLANNING. 45 MAP- MM AQ1b

RECOMMND

The Construction plans and contracts shall state: All Heavy-Heavy Duty Haul Trucks (HHD) accessing the project site shall use year 2007 or newer engines during all construction activities.

80.PLANNING. 48 MAP- MM GEO1E

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During mass grading and building construction To mitigate for hydroconsolidation, prior to issuance of a construction permit, the project applicant shall ensure the complete removal of the younger alluvium (Qya) approximately 20 feet in depth and replacement with compacted engineered fill to the design grades.

80.PLANNING. 49 MAP- MM GEO1E

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: During mass grading and building construction To mitigate for hydroconsolidation, prior to issuance of a construction

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80.PLANNING. 49 MAP- MM GEO1E (cont.)

RECOMMND

permit, the project applicant shall ensure the complete removal of the younger alluvium (Qya) approximately 20 feet in depth and replacement with compacted engineered fill to the design grades.

80.PLANNING. 50 MAP- MM GHG1

RECOMMND

The following will be verified through submittal of documentation, site inspection, and the following notes shall be included on the construction plans: Prior to issuance of building permits, the applicant shall provide documentation to the County of Riverside Building Department as part of the plan check process, demonstrating that the project will implement the project features described in Table 3.7-4 above that will achieve at least 100 points from the Riverside County Greenhouse Gas Emissions Screening Tables. The project may also achieve equivalent emission reductions from other measures approved by the County of Riverside. Implementing these mitigation measures shall be verified by the County of Riverside Building Department prior to the issuance of the final Certificate of Occupancy.

80.PLANNING. 51 MAP- MM TRAN 1A

RECOMMND

(a)Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard, the project applicant shall pay the project's fair share toward the construction of such improvements. The traffic impact report determined the project's contribution to the impact is 5.8 percent at the I-10 eastbound ramps/Cherry Valley Boulevard and 10.1 percent at I-10 westbound ramps/Cherry Valley Boulevard. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.

(b)If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that both Caltrans and the City of Calimesa authorize construction within their respective jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired

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80.PLANNING. 51

MAP- MM TRAN 1A (cont.)

RECOMMND

prior to the issuance of building permits, the project applicant shall construct the following interim improvements prior to the issuance of final occupancy permits:

- (i)install traffic signals at I-10 eastbound and westbound ramp intersections at Cherry Valley Boulevard,
- (ii)restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge. The limit line striping for the westbound left turn pocket shall be adjusted to ensure adequate space for southbound left turn movements by large trucks.
- (iii)add a southbound right turn lane on the off ramp at the intersection of I-10 eastbound ramps at Cherry Valley Boulevard, and
- (iv)add a westbound right turn lane at the intersection of I-10 westbound ramps at Cherry Valley Boulevard.

The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in the land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa and Caltrans authorize construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1b(b) below are required to be constructed.

80.PLANNING. 52

USE- MM TRAN 1B

RECOMMND

(a)Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard intersection improvements for this intersection. The project applicant shall pay the project's fair share costs to realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps and construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard. The traffic impact report determined the project's contribution to the impact is 11.7 percent. The County shall determine whether a fair share

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80.PLANNING. 52 USE- MM TRAN 1B (cont.)

RECOMMND

program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.

(b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that the City of Calimesa authorizes construction within its jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following improvements prior to the issuance of final occupancy permits:

(i) realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps; and

(ii) construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard.

The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in the land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa authorizes construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1a(b) above are required to be constructed.

80.PLANNING. 53 MAP- MM AQ-1H

RECOMMND

MM AQ-1h: The following measures shall be incorporated into each building to reduce motor vehicle emissions:

a) All tenants shall participate in Riverside County's Rideshare Program. The purpose of the program would be to discourage single-occupancy vehicle trips and encourage alternate modes of transportation such as carpooling, transit, walking, and biking. The program shall provide employees with assistance in using alternate modes of travel, including carpooling encouragement, ride-matching assistance, and vanpool assistance.



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80.PLANNING. 53

MAP- MM AQ-1H (cont.)

RECOMMND

b) A minimum of two electric vehicle-charging stations for automobiles or light-duty trucks shall be provided at each building.

c) Each building shall provide secure bicycle storage space equivalent to two percent of the automobile parking spaces provided.

d) Each building shall provide a minimum of two shower and changing facilities within 200 yards of a building entrance.

e) Each building shall provide preferred parking for electric, low-emitting and fuel-efficient vehicles equivalent to 5 percent of the required number of parking spaces.

f) All on-site forklifts, yard trucks and trailer movers shall be electric, with the necessary electrical charging stations provided.

g) Tenants shall be encouraged to apply for incentive funding (such as the Voucher Incentive Program [VIP], Carl Moyer, etc.) to upgrade their fleet.

80.PLANNING. 54

MAP- MM AQ-1E

RECOMMND

During project construction, the following measures shall be implemented to the satisfaction of the County of Riverside. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept on-site during construction and subject to inspection by the County of Riverside.

a) Construction equipment shall be properly maintained according to manufacturer specifications.

b) All contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit on-site idling for no more than 5 minutes in any 1 hour.

c) On-site electrical hook ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel-powered electric generators.

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80.PLANNING. 54

MAP- MM AQ-1E (cont.)

RECOMMND

d)The project shall demonstrate compliance with South Coast Air Quality Management District (SCAQMD) Rule 403 concerning fugitive dust and provide appropriate documentation to the County of Riverside.

e)Traffic speeds on all unpaved roads to be reduced to 15 miles per hour or less.

f)Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).

g)Use street sweepers that comply with SCAQMD Rules 1186 and 1186.1.

h)All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

i)All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 miles per hour (mph); wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction; and vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

j)All trucks and equipment, including their tires, shall be washed off prior to leaving the site; site accesses to a distance of 100 feet from paved roads shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel.

80.PLANNING. 55

MAP- MM AQ-1F

RECOMMND

The following shall be verified by a note on the construction plans, submittal of documentation and site inspection: Prior to operation of each warehouse building, the applicant shall demonstrate to the County of Riverside that vehicles can access the building using paved roads and parking lots. Further, the applicant shall work with the County of Riverside and will provide signage to ensure that no trucks are queuing outside of the

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80.PLANNING. 55 MAP- MM AQ-1F (cont.)

RECOMMND

facility.

80.PLANNING. 56 MAP- AQ-1G

RECOMMND

The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:

h)The site shall be designed such that any check-in point for trucks is well inside the facility to ensure that there are no trucks queuing outside the facility.

80.PLANNING. 57 USE - FENCING PLAN REQUIRED

RECOMMND

A fencing plan shall be submitted showing wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 58 MAP- MM AQ-1C

RECOMMND

The follosing shall be verified by a note on the construction plans, submittal of documentation and site inspection:

a)Use paints with a volatile organic compound (VOC) content 50 grams per Liter or lower for both interior and exterior surfaces, if painted.

b)Recycle leftover paint. Take any leftover paint to a household hazardous waste center; do not mix leftover water-based and oil-based paints.

c)Keep lids closed on all paint containers when not in use to prevent VOC emissions and excessive odors.

d)For water-based paints, clean up with water only.

Whenever possible, do not rinse the cleanup water down the drain or pour it directly into the ground or the storm drain. Set aside the can of cleanup water and take it to the hazardous waste center ([www.cleanup.org](http://www.cleanup.org)).

e)Use compliant low-VOC cleaning solvents to clean paint application equipment.

f)Keep all paint- and solvent-laden rags in sealed containers to prevent VOC emissions.

g)Contractors shall construct/build with materials that do not require painting and use pre-painted construction materials to the extent practicable: and

h)Use high-pressure/low-volume paint applicators with a

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80.PLANNING. 58 MAP- MM AQ-1C (cont.)

RECOMMND

minimum transfer efficiency of at least 50 percent or other application techniques with equivalent or higher transfer efficiency.

TRANS DEPARTMENT

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the

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80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping

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80.TRANS. 2                      USE - LC LANDSCAPE SECURITIES (cont.)                      RECOMMND  
plans.

80.TRANS. 3                      USE - LC LNDSCPNG PROJ SPECIFC                      RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Proposed LMD Maintained median shall be a seperate package to LMD standard inclusive of a seperate water meter, seperate electric meter, LMD approved irrigation controller, point to point irrigation with low water use plans and approved maintenace walk with hardscape.
2. All planted slopes shall provide permeant slope protection prior to precise grade inspection.
3. Project shall use a minimum of 25% point to point drip.
4. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .45, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
5. Project shall prepare water use calculations as outlined in Ord 589.3.
6. Trees shall be hydrozoned separately.
7. Hydroseeding is not permitted on the slopes of stormwater BMP areas, container stock will be required.
8. Project shall use County standard details for which the application is available in County Standard Detail Format.
9. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
10. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

80.TRANS. 4                      USE - R-O-W DEDICATION 1                      RECOMMND

Sufficient public street right-of-way along Cherry Valley Blvd shall be conveyed for public use to provide for a 64 foot half-width right-of-way per County Standard No. 92, Ordinanrc 461.

Sufficient public street right-of-way along Street "A" and Street "B" shall be conveyed for public use to provide for a 78 foot full-width right-of-way per County Standard No. 111, Ordinance 461.

or as approved by the Director of Transportation.



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80.TRANS. 5 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Cherry Valley Blvd., Street "A", and Street "B".
- (2) Streetlights.
- (3) Traffic signals located on Cherry Valley Blvd. at intersection of Street "A".
- (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 7 USE - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street (and/or bridge) lighting shall be designed in

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80.TRANS. 7 USE - LIGHTING PLAN (cont.)

RECOMMND

accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 8 USE -LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Cherry Valley Blvd., Street "A", and Street "B" and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 9 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 10 USE - TS/DESIGN

RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

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80.TRANS. 10 USE - TS/DESIGN (cont.)

RECOMMND

Project Central Access (NS) at:  
Cherry Valley Boulevard (EW)  
I-10 Freeway (NS) at Eastbound Ramps (EW)  
I-10 Freeway (NS) at Westbound Ramps (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

80.TRANS. 11 USE - TS/GEOMETRICS

RECOMMND

The intersection of Street "A" (NS) at Cherry Valley Boulevard (EW) shall be signalized and improved to provide the following geometrics:

Northbound: N/A  
Southbound: one left-turn lane, one right-turn lane  
Eastbound: one left-turn lane, one through lane  
Westbound: one through lane, one right-turn lane  
NOTE: The eastbound left-turn lane shall provide a minimum of 250' of storage. Additional storage may be required based upon the operating conditions of the building tenants. In the event the left-turn lane does not provide sufficient queuing, the project proponent shall increase the left-turn pocket length.

The intersection of Project Access Driveway (NS) at Cherry Valley Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one right-turn lane - stop controlled  
Eastbound: one through lane  
Westbound: one through lane, one right-turn lane  
NOTE: The project access is restricted to right-in/right-out only turning movements. The project proponent shall provide channelization in form of a raised median to enforce this turn

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80.TRANS. 11 USE - TS/GEOMETRICS (cont.)

RECOMMND

restriction.

The intersection of Street "B" (NS) at Cherry Valley Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane - stop controlled

Eastbound: one through lane

Westbound: one shared through lane/right-turn lane

NOTE: The project access is restricted to right-in/right-out only turning movements. The project proponent shall provide channelization in form of a raised median to enforce this turn restriction.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 12 USE - MM TRAN-1a

RECOMMND

MM TRAN-1a

(Interchange at I-10 eastbound and westbound ramp at Cherry Valley Blvd.)

(a) Prior to the issuance of any building permit, the project applicant shall pay the project's fair share contribution toward the construction of a future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard ("interchange") so long as a fair share contribution program has been established that provides full funding for the interchange, and a construction schedule is established for the interchange.

The project's traffic impact report determined the project's contribution to the impact is 5.8 percent at

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12 USE - MM TRAN-1a (cont.)

RECOMMND

the I-10 eastbound ramps/Cherry Valley Boulevard and 10.1 percent at the I-10 westbound ramps/Cherry Valley Boulevard.

When the project applicant applies for a building permit, the Director of Transportation shall determine whether a fair share contribution program and construction schedule have been established for the interchange. If a fair share contribution program exists, the project applicant shall pay the amount established in the applicable fee program.

(b) In the event the fair share contribution program and construction schedule for the interchange are not established at the time the applicant applies for a building permit, the project applicant shall construct the interim improvements further described below prior to the issuance of any final occupancy permit so long as all of the following occur:

1. The City of Calimesa and the California Department of Transportation authorize construction of the interim improvements; and,
2. At the project applicant's expense, the project applicant secures sufficient title or interest in land for the right-of-way necessary to permit construction of the interim improvements; and,
3. The improvements set forth in Condition of Approval 80. Trans. 13, MM TRAN 1b(b), are required to be constructed.

The project applicant shall negotiate in good faith with the appropriate property owner to obtain the sufficient title of interest in land.

The interim improvements referenced above shall include all of the following:

1. Install traffic signals at I-10 eastbound and westbound ramp intersections at Cherry Valley Boulevard; and,
2. Restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge; and,
3. Add a southbound right turn lane on the off ramp at the intersection of I-10 eastbound ramps at Cherry



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80.TRANS. 12 USE - MM TRAN-1a (cont.) (cont.)

RECOMMND

- Valley Boulevard; and,  
4. Add a westbound right turn lane at the intersection of I-10 westbound ramps at Cherry Valley Boulevard.

If the City is successful in completing Caltrans approval processing (Project Study Report, Project Approval, Environmental Document, and Plans, Specifications, and Estimate) prior to issuance of Project building permits, the Applicant shall collaborate with the City to complete ultimate interchange improvements rather than interim improvements. Amounts not expended on the interim improvements shall be provided to the City for use in right-of-way acquisition and/or constructing the ultimate improvements. If the City is unsuccessful, interim improvements shall be constructed as proposed.

- (c) If the above referenced fair share contribution program and construction schedule are not established and the interim improvements are not able to be constructed, the Director of Transportation may waive condition of approval 80 TRANS. 12.

80.TRANS. 13 USE - MM TRAN-1b

RECOMMND

MM TRAN - 1b  
(Realignment of Calimesa Boulevard)

- (a) Prior to the issuance of any building permit, the project applicant shall pay the project's fair share costs to realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps and construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard so long as a fair share contribution program has been established for a future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard ("interchange") that provides full funding for the interchange.

The project's traffic impact report determined the project's contribution to the realignment of Calimesa Boulevard is 11.7 percent.

When the project applicant applies for a building permit, the Director of Transportation shall determine whether the fair share contribution program has been



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80.TRANS. 13

USE - MM TRAN-1b (cont.)

RECOMMND

established for the interchange. If a fair share contribution program exists, the project applicant shall pay the amount as determined in the applicable fee program.

(b) If the fair share contribution program for the interchange has not been established at the time the applicant applies for a building permit, the project applicant shall construct the improvements further described below prior to the issuance of any final occupancy permit so long as all of the following occur:

1. The City of Calimesa authorizes construction within its jurisdictional control; and,
2. At the project applicant's expense, the project applicant secures sufficient interest in land which will permit construction of the improvements; and,
3. The improvements set forth in Condition of Approval 80.TRANS.12, MM TRAN 1a(b), are required to be constructed.

The project applicant shall negotiate in good faith with the appropriate property owner to obtain the sufficient interest in land.

The improvements referenced above shall include all of the following:

1. Realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps; and,
2. Construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard.

(c) If the above referenced fair share contribution program is not established and improvements are not able to be constructed, the Director of Transportation may waive condition of approval 80.TRANS.13.

80.TRANS. 14

USE - MM TRAN-1c

RECOMMND

MM TRAN-1c

Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the improvements listed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 14

USE - MM TRAN-1c (cont.)

RECOMMND

below. For improvements not included in the DIF or TUMF fee programs, the project applicant shall participate in a fair share contribution program and pay the amount established in the applicable fee program. The project applicant's fair share contribution is shown in Table 3.16-28 of the Recirculated Draft EIR No. 534.

Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share contribution towards future improvements.

I-10 Eastbound Ramps/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct a westbound left turn lane.
- \_ Construct a southbound right turn lane.
- \_ Modify the intersection to provide free flow movement for the southbound right turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct an eastbound right turn lane.
- \_ Construct a second westbound through lane.

I-10 Westbound Ramps/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct an eastbound left turn lane.
- \_ Construct a westbound right turn lane.
- \_ Construct a northbound left turn lane.
- \_ Construct a second eastbound left turn lane.
- \_ Construct a second eastbound through turn lane.
- \_ Construct a second westbound through lane.
- \_ Construct a westbound right turn lane.

Calimesa Boulevard/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct an eastbound left turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct a southbound right turn lane.
- \_ Construct a westbound right turn lane.
- \_ Construct a second westbound through lane.
- \_ Modify the traffic signal in order to provide overlap phasing for the westbound right turn lane.

Street 2/Cherry Valley Boulevard

- \_ Install a traffic signal.

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80.TRANS. 14 USE - MM TRAN-1c (cont.) (cont.)

RECOMMND

- Construct a westbound left turn lane.
- Construct a second eastbound through lane.
- Construct a second westbound through lane.
- Construct a southbound left turn lane.
- Construct a southbound right turn lane.
- Construct a northbound left turn lane.
- Construct a northbound through lane.

Union Street/Cherry Valley Boulevard

- Install a traffic signal.
- Construct a northbound left turn lane.
- Construct a southbound left turn lane.
- Construct an eastbound left turn lane.
- Construct a second eastbound through lane.
- Construct a westbound left turn lane.
- Construct a second westbound through lane.

Nancy Street/Cherry Valley Boulevard

- Install a traffic signal.
- Construct an eastbound left turn lane.
- Construct a second eastbound through lane.
- Construct a westbound left turn lane.
- Construct a second eastbound through lane.

Beaumont Avenue/Cherry Valley Boulevard

- Construct a second eastbound through lane.
- Construct a second westbound through lane.
- Modify traffic signal in order to provide overlap phasing for the EB right turn lane.

Future Beckwith Avenue/Cherry Valley Boulevard

- Install a traffic signal.
- Construct a southbound left turn lane.
- Construct an eastbound left turn lane.
- Construct a second eastbound through lane.
- Construct a second westbound through lane.
- Construct a westbound right turn lane.

The County shall ensure that the improvements specified will be constructed at that point in time necessary to avoid identified impacts.

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80. PRIOR TO BLDG PRMT ISSUANCE

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP)

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN

RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D                   RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                   USE - BMP GPS COORDINATES                   RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S                   RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S (cont.)                   RECOMMND

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL                   RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building



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90.BS GRADE. 6           USE - PRECISE GRDG APPROVAL (cont.)           RECOMMND

and Safety Department clearance.

90.BS GRADE. 7           USE - WQMP ANNUAL INSP FEE           RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1           USE - HAZMAT REVIEW           RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

FIRE DEPARTMENT

90.FIRE. 1           USE-#45-FIRE LANES           RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2           USE-#12A-SPRINKLER SYSTEM           RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2                      USE-#12A-SPRINKLER SYSTEM (cont.)                      RECOMMND

approval prior to installation. Contact fire department  
for guideline handout

90.FIRE. 3                      USE-#83-AUTO/MAN FIRE ALARM                      RECOMMND

Applicant or developer shall be responsible to install a  
manual and automatic Fire Alarm System. Plans must be  
submitted to the Fire Department for approval prior to  
installation.

90.FIRE. 4                      USE-#27-EXTINGUISHERS                      RECOMMND

nstall portable fire extinguishers with a minimum rating of  
2A-10BC and signage. Fire Extinguishers located in public  
areas shall be in recessed cabinets mounted 48" (inches) to  
center above floor level with maximum 4" projection from  
the wall. Contact Fire Department for proper placement of  
equipment prior to installation.

90.FIRE. 5                      FINAL INSPECTION                      RECOMMND

Prior to occupancy a Fire Department inspection is required  
to verify all conditions stated at plan check are met.

Riverside office    (951)955-4777

Murrieta office    (951)600-6160

Indio Office        (760)863-8886

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                      USE BMP - EDUCATION                      RECOMMND

The developer shall distribute environmental awareness  
education materials on general good housekeeping practices  
that contribute to protection of stormwater quality to all  
initial users. The developer may obtain NPDES Public  
Educational Program materials from the District's website:  
[www.rcwatershed.org/about/materials-library](http://www.rcwatershed.org/about/materials-library).

The developer must provide to the District's Plan Check  
Department a notarized affidavit stating that the  
distribution of educational materials to the tenants is  
assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report

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90.FLOOD RI. 2           USE BMP - EDUCATION (cont.)           RECOMMND

(WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3           USE IMPLEMENT WQMP           RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4           USE FACILITY COMPLETION           RECOMMND

The District will not release occupancy permits for any commercial lot within the map or phase within the recorded map until the new drainage system is deemed substantially complete by the District.

PLANNING DEPARTMENT

90.PLANNING. 4           USE - COLOR/FINISH COMPLIANCE           RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 6           USE- PARKING PAVING MATERIAL           RECOMMND

A minimum of 1016 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90.PLANNING. 7 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of 20 accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE- LOADING SPACES

RECOMMND

The loading spaces shall be provided in accordance with Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING . RECOMMND

Roof-mounted equipment shall be shielded from ground view.  
Screening material shall be subject to Planning Department approval.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 16 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 19 USE- TRASH ENCLOSURES RECOMMND

5 trash enclosures which are adequate to enclose a minimum of 2 bins each shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and have landscape screening and a solid gate which screens the bins from external view. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin. Alternatively to standard trash enclosures, for warehouse buildings a trash compacting and storage facility may be installed to Planning Department approval.

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90.PLANNING. 23 USE- WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with  
APPROVED EXHIBIT A

90.PLANNING. 25 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that  
the Development Standards of this approval and all other  
preceding conditions have been complied with prior to any  
use allowed by this permit.

90.PLANNING. 31 USE- EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT  
PERMITTED" shall be located at the entrance to the warehouse  
facility and at the truck parking area[as shown on APPROVED  
EXHIBIT A.

The sign(s) at the entrance to facility shall not be less  
than twenty four inches square and will provide directions  
to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers  
that need to be parked on-sight for more than 15 minutes.

90.PLANNING. 32 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy  
or prior to building permit final inspection, the applicant  
shall comply with the provisions of Riverside County  
Ordinance No. 659, which requires the payment of the  
appropriate fee set forth in the Ordinance. Riverside  
County Ordinance No. 659 has been established to set forth  
policies, regulations and fees related to the funding and  
installation of facilities and the acquisition of open  
space and habitat necessary to address the direct and  
cummulative environmental effects generated by new  
development project described and defined in this  
Ordinance, and it establishes the authorized uses of the  
fees collected.

The amount of the fee for commercial or industrial  
development shall be calculated on the basis of the  
"Project Area," as defined in the Ordinance, which shall  
mean the net area, measured in acres, from the adjacent  
road right-of-way to the limits of the project  
development. The Project Area for Plot Plan No.



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90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

pp25337 has been calculated to be 225.12 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 MAP- MM AQ-1F

RECOMMND

Prior to operation of each warehouse building, the applicant shall demonstrate to the County of Riverside that vehicles can access the building using paved roads and parking lots. Further, the applicant shall work with the County of Riverside and will provide signage to ensure that no trucks are queuing outside of the facility.

90.PLANNING. 34 USE- MM TRAN 4E

RECOMMND

The following will be verified through site inspection and the following shall be included as a note on the construction plans: Prior to certificate of occupancy sight distance at each project access driveway shall be reviewed with respect to Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

90.PLANNING. 35 USE- MM TRAN4D

RECOMMND

The following will be verified through site inspection and the following shall be included as a note on the construction plans: Prior to certificate of occupancy On-site traffic signing and striping shall be implemented in conjunction with detailed construction plans for the project site.

90.PLANNING. 36 USE- MM TRAN 4C

RECOMMND

The following will be verified through site inspection and the following shall be included as a note on the construction plans: Prior to certificate of occupancy Driveway 3 at Cherry Valley Boulevard-Install a stop control on the southbound approach and construct the intersection with right-in/right-out access only in conjunction with the following geometrics:

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90.PLANNING. 36 USE- MM TRAN 4C (cont.)

RECOMMND

- oNorthbound Approach: not applicable.
- oSouthbound Approach: One right turn lane.
- oEastbound Approach: One through lane.
- oWestbound Approach: One shared through-right turn lane.

90.PLANNING. 37 USE- MM TRAN 4B

RECOMMND

- The following will be verified through site inspection and the following shall be included as a note on the construction plans: Prior to certificate of occupancy Street 2 at Cherry Valley Boulevard-Install a traffic signal and construct the intersection with the following geometrics:
- oNorthbound Approach: not applicable.
  - oSouthbound Approach: One left turn lane and one right turn lane.
  - oEastbound Approach: One left turn lane with a minimum of 250 feet of storage and one though lane.
  - oWestbound Approach: One shared through-right turn lane.

90.PLANNING. 38 USE- MM TRAN 4A

RECOMMND

- The following will be verified through site inspection and the following shall be included as a note on the construction plans: Prior to certificate of occupancy In conjunction with adjacent project development activity or as needed for project access purposes, the project applicant shall ensure that the following site access driveway improvements are constructed prior to the issuance of a certificate of occupancy for the project:
- MM TRAN-4a: Driveway 1 at Cherry Valley Boulevard-Install a stop control on the southbound approach and construct the intersection with right-in/right-out access only in conjunction with the following geometrics:
- oNorthbound Approach: not applicable.
  - oSouthbound Approach: One right turn lane.
  - oEastbound Approach: One through lane.
  - oWestbound Approach: One shared through-right turn lane.

90.PLANNING. 39 USE- MM TRAN 1C

RECOMMND

Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share

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90.PLANNING. 39 USE- MM TRAN 1C (cont.)

RECOMMND

contribution towards future improvements..

I-10 Eastbound Ramps/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct a westbound left turn lane.
- oConstruct a southbound right turn lane.
- oModify the intersection to provide free flow movement for the southbound right turn lane.
- oConstruct a second eastbound through lane.
- oConstruct an eastbound right turn lane.
- oConstruct a second westbound through lane.

I-10 Westbound Ramps/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct an eastbound left turn lane.
- oConstruct a westbound right turn lane.
- oConstruct a northbound left turn lane.
- oConstruct a second eastbound left turn lane.
- oConstruct a second eastbound through turn lane.
- oConstruct a second westbound through lane.
- oConstruct a westbound right turn lane.

Calimesa Boulevard/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct an eastbound left turn lane.
- oConstruct a second eastbound through lane.
- oConstruct a southbound right turn lane.
- oConstruct a westbound right turn lane.
- oConstruct a second westbound through lane.
- oModify the traffic signal in order to provide overlap phasing for the westbound right turn lane.

Street 2/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct a westbound left turn lane.
- oConstruct a second eastbound through lane.
- oConstruct a second westbound through lane.
- oConstruct a southbound left turn lane.
- oConstruct a southbound right turn lane.
- oConstruct a northbound left turn lane.
- oConstruct a northbound through lane.

Union Street/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct a northbound left turn lane.
- oConstruct a southbound left turn lane.
- oConstruct an eastbound left turn lane.

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90.PLANNING. 39

USE- MM TRAN 1C (cont.) (cont.)

RECOMMND

- oConstruct a second eastbound through lane.
- oConstruct a westbound left turn lane.
- oConstruct a second westbound through lane.

Nancy Street/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct an eastbound left turn lane.
- oConstruct a second eastbound through lane.
- oConstruct a westbound left turn lane.
- oConstruct a second eastbound through lane.

Beaumont Avenue/Cherry Valley Boulevard

- oConstruct a second eastbound through lane.
- oConstruct a second westbound through lane.
- oModify traffic signal in order to provide overlap phasing for the EB right turn lane.

Future Beckwith Avenue/Cherry Valley Boulevard

- oInstall a traffic signal.
- oConstruct a southbound left turn lane.
- oConstruct an eastbound left turn lane.
- oConstruct a second eastbound through lane.
- oConstruct a second westbound through lane.
- oConstruct a westbound right turn lane.

The County shall ensure that the improvements specified will be constructed at that point in time necessary to avoid identified impacts.

90.PLANNING. 40

USE- MM NOI 1

RECOMMND

The following will be verified through site inspection submittal of documentation and the following shall be included as a note on the construction plans: Prior to certificate of occupancy All project loading bays shall be equipped with sealed gasket bay doors. The project applicant shall ensure that these sealed gasket bay doors are used for all nighttime loading/unloading operations. Inclusion of loading bay doors equipped with sealed gaskets would be expected to reduce loading/unloading maximum operational noise levels by at least 10 dBA. This would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 44 dBA Leq, as measured at the nearest receptor within the City of Calimesa, thus meeting the City's nighttime operational noise standard of 52.5 dBA Leq. In addition,

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90.PLANNING. 40 USE- MM NOI 1 (cont.)

RECOMMND

this measure would effectively reduce loading/unloading operational noise levels to below a combined hourly average noise level of 41 dBA Leq, as measured at the nearest receptor within the County of Riverside, thus meeting the County of Riverside's nighttime operational noise standard of 45 dBA Leq.

90.PLANNING. 41 USE- MM GEO 2A

RECOMMND

The following will be verified through site inspection and the following shall be included as a note on the construction plans: Prior to certificate of occupancy As stated in the January 7, 2013 report by Ginter & Associates (RDEIR Appendix E), after the completion of on-site grading, and prior to the issuance of a final certificate of occupancy for the project, the owner shall ensure that the manufactured slopes on-site shall be planted with drought-resistant plants to help mitigate surficial erosion.

90.PLANNING. 42 USE- MM AQ 1G

RECOMMND

The following will be verified through site inspection and the following shall be included as a note on the construction plans: Prior to certificate of occupancy The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:

- a)Prior to issuance of a certificate of occupancy, post signs informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas.
- b)Prior to issuance of a certificate of occupancy, post signs in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than five minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations.
- g)Prior to issuance of occupancy permits, signs shall be installed at each exit driveway, providing directional information to the County's truck route. Text on the sign

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90.PLANNING. 42 USE- MM AQ 1G (cont.)

RECOMMND

shall read "To Truck Route" with a directional arrow.  
Truck routes shall be clearly marked pursuant to the  
Municipal code.

90.PLANNING. 44 MAP- BIKE RACKS

RECOMMND

Bike racks shall be provided to facilitate bike access to  
the project area, as shown on the TENTATIVE MAP.

90.PLANNING. 45 MAP- ACCESS FOR RESIDENCES

RECOMMND

Prior to occupancy of each building, the applicant shall  
demonstrate to the County of Riverside that homeowners of  
the properties on the hills north of the property site can  
access their property through paved roads and parking lots  
on the project site.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the  
developer/permit holder shall file an Inspection Request  
Form and deposit sufficient funds to cover the costs of the  
Pre-Installation, the Installation, and One Year  
Post-Establishment landscape inspections. In the event  
that an open landscape case is not available, then the  
applicant shall open a FEE ONLY case to conduct  
inspections. The deposit required for landscape  
inspections shall be determined by the Riverside County  
Landscape Division. The Transportation Department shall  
clear this condition upon determination of compliance.

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS

RECOMMND

The permit holder's (or on-site representative) landscape  
architect is responsible for preparing the landscaping and  
irrigation plans and shall arrange for an installation  
inspection with the Transportation Department at least five  
(5) working days prior to the installation of any landscape  
or irrigation components.

Upon successful completion of the installation inspection,  
the applicant will arrange for a 6th-month installation  
inspection at least five (5) working days prior to the  
final building inspection or issuance of the occupancy



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90.TRANS. 2                      USE - LANDSCPE INSPCTN RQRMNTS (cont.)                      RECOMMND

permit, whichever occurs first, and comply with the Transportation Department's (90.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3                      USE - LC COMPLY W/ LANDSCP/ IRR                      RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4                      USE - ST DESIGN/IMP CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with PM36564.

90.TRANS. 5                      USE - WRCOG TUMF                      RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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90.TRANS. 6                      USE -STREETLIGHT AUTHORIZATION                      RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 7                      USE - STREETLIGHTS INSTALL                      RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 8                      USE - DEDICATION SL1                      RECOMMND

Street "A" and Street "B" are designated as Industrial Collector roads and shall be improved with 56 foot full-width AC pavement and 6" concrete curb and gutter within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111, Ordinance 461.(56'/78')

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 11' parkway.

90.TRANS. 9                      USE - EXISTING MAINTAINED SL1                      RECOMMND

Cherry Valley Blvd. along the project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 66 foot AC pavement (43' AC pavement on the project side and 23' AC pavement on the other side of the centerline), 8" concrete curb and gutter (project side), 8" raised curbed landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9                      USE - EXISTING MAINTAINED SL1 (cont.)                      RECOMMND

of existing paving as determined by the Transportation Department within the 90' minimum part-width dedicated right-of-way (64' on the project side and 26' minimum on the other side of centerline) in accordance with County Standard No. 92, Ordinance 461.

NOTE:

1. A 5' meandering sidewalk shall be constructed within the 21 parkway on the project side.
2. An 18' raised curbed landscaped median shall be constructed at the centerline.
3. Driveway shall be constructed in accordance with Standard No. 207A, Ordinance 461.
4. Construct transition AC pavement for acceleration and deceleration lane to the east and west of the project boundaries as directed by the Director of Transportation.

90.TRANS. 10                      USE - UTILITY INSTALL                      RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 11                      USE - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in

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90 TRANS. 11 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Cherry Valley Blvd., Street "A", and Street "B".
- (2) Streetlights.
- (3) Traffic signals located on Cherry Valley Blvd. at intersection of Street "A".
- (4) Street sweeping.

90 TRANS. 12 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90 TRANS. 13 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Cherry Valley Blvd, Street "A", and Street "B".

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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90.TRANS. 14 USE - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 15 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping will be improved within Cherry Valley Blvd., Street "A", and Street "B".

90.TRANS. 16 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 17 USE - ACCESS EASEMENT

RECOMMND

Necessary easements and right of entry shall be obtained for off-site construction for roadway grading and construction of drainage facilities as shown on the Tentative Parcel Map No. 36564.

90.TRANS. 18 USE - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- Project Central Access (NS) at
- Cherry Valley Boulevard (EW)
- I-10 Freeway (NS) at Eastbound Ramps (EW)
- I-10 Freeway (NS) at Westbound Ramps (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or

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90.TRANS. 18                      USE - TS/INSTALLATION (cont.)                      RECOMMND

reimbursement prior to start of construction of the signal.  
All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 19                      MAP - MM AES-3                      RECOMMND

The applicant shall install all landscape plantings along the Cherry Valley Boulevard frontage (which are intended to serve a screening function) prior to the issuance of building permits.

WASTE DEPARTMENT

90.WASTE. 1                      USE - WASTE REPORTING FORM                      RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2                      USE - RECYCLNG COLLECTION AREA                      RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.



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PARCEL MAP Parcel Map #: PM36564

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION

RECOMMND

PARCEL MAP NO. 36564 proposes to subdivide 229 gross acres into four parcels.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36564 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36564, EXHIBIT A October 2014.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

PLOT PLAN = Plot Plan No. 25337

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMEND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 6                      MAP - NPDES INSPECTIONS (cont.)                      RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                      MAP - EROS CNTRL PROTECT                      RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8                      MAP - DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                      MAP - 2:1 MAX SLOPE RATIO                      RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11                      MAP - MINIMUM DRNAGE GRADE                      RECOMMND

inimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12                      MAP - DRNAGE & TERRACING                      RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13                      MAP - SLOPE SETBACKS                      RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14                      MAP - SLOPES IN FLOODWAY                      RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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10. GENERAL CONDITIONS

10.BS GRADE. 14                      MAP - SLOPES IN FLOODWAY (cont.)                      RECOMMND

Safety Department Engineer, which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18                      MAP - RETAINING WALLS                      RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 21                      MAP - MANUFACTURED SLOPES                      RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                      USE - ECP COMMENTS                      RECOMMND

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

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10. GENERAL CONDITIONS

10.E HEALTH. 2                      USE - WATER AND SEWER SERVICE                      RECOMMND

PM36564 is proposing potable water service and sanitary sewer service from Yucaipa Valley Water District (YVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 3                      USE - SEE PP25337 COAS                      RECOMMND

Please see PP25337 for additional conditions of approval since the review of this parcel map was done in conjunction with the review of PP25337.

FIRE DEPARTMENT

10.FIRE. 1                              MAP\*-#16-HYDRANT/SPACING                      RECOMMND

A combination of on-site and off-site super fire hydrants (6"x4"x2 1/2"x2 1/2") on a looped system shall be located not less than 25 feet or more from any portion of the building.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

Parcel Map (PM) 36564 is a proposal for a Schedule "E" subdivision of a 246.5-acre site in the Cherry Valley area. The site is located on the north side of Cherry Valley Boulevard between Interstate 10 and Union Street. This project is being processed concurrently with Plot Plan (PP) 25337, which is a proposal for an industrial distribution facility consisting of two large industrial buildings on the same site, and Change of Zone 07799, which is a proposal to change the current land-use zoning from Controlled Development Areas (W-2) to Industrial Park (I-P). The District has previously reviewed this tentative proposal and provided comments as Fast Track 2008 - 24.

A watercourse with a tributary drainage area of approximately 685 acres traverses the southerly portion of the site. The delineated 100-year floodplain limits for this watercourse are shown on the Awareness Maps prepared



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10. GENERAL CONDITIONS

10.FLOOD RT. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

by the Department of Water Resources and listed in County Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

A drainage system consisting of two reinforced concrete boxes and a concrete trapezoidal channel is proposed with the concurrent project PP25337 to collect and contain these flows. In accordance with Ordinance 458, any proposed grading, encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis that reflects the modification of the current effective floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. The final map shall not be issued until all necessary documentation to amend the Special Flood Hazard Area has been approved by FPM.

Two other large watercourses with tributary drainage areas of approximately 245 acres and 70 acres impact the northerly portion of the site. A proposed drainage plan for the concurrent project PP25337 will collect and convey the stormwater runoff from both of these watercourses in order to protect the proposed buildings within PP25337.

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The proposed drainage facility inlet is near the project boundaries may cause ponding on adjacent properties while the drainage facility outlet is near the project boundary and discharges concentrated and potentially erosive flows onto the adjacent downstream property owner(s). Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. A copy of the drainage letter (s) and/or recorded drainage easement shall be submitted to the District for review and approval prior to recordation of the final map for the project. Alternatively, the project

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

may be redesigned to eliminate the need for such letter(s) and /or easement(s).

10.FLOOD RI. 2 MAP ORD 458 SP FLOOD HAZ AREA RECOMMND

A portion of the proposed project is located in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) that is listed in County Ordinance 458 Section 5.d. and shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits. This will likely require the preparation and submittal of a detailed hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments pertaining thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits

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10. GENERAL CONDITIONS

10.FLOOD RI. 14      MAP WATERS OF THE US (NO FEMA) (cont.)      RECOMMND

shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

PLANNING DEPARTMENT

10.PLANNING. 1      MAP - GEO01442      RECOMMND

County Geologic Report (GEO) No. 1442, submitted for this project (PP25337 and PM36564), was prepared by Neblett & Associates, Inc. and is entitled: "Fault Investigation, Tentative Tract No. 30545, GEO No. 1442, Cherry Valley Area, County of Riverside, California", dated September 22, 2008. In addition, the following reports were submitted for this GEO:

C.H.J. Incorporated, August 3, 2005, "Subsurface Investigation of Faulting, Cherry Valley Gateway project, Tentative Tract No. 30545, Northeast of Cherry Valley Boulevard and Interstate 10, Cherry Valley Area, Riverside County, California".

C.H.J. Incorporated, September 15, 2006, "Update to Subsurface Investigation of Faulting, Cherry Valley Gateway Project, 244+/- Acres Northeast of Cherry Valley Boulevard and Interstate 10, Cherry Valley Area, Riverside County, California".

Neblett & Associates, Inc., "Response to Review Comments by Riverside County, TLMA-Planning Regarding the I-10 Gateway Job Center Project, Parcel Map No. 36093, Cherry Valley Area, County of Riverside, California GEO No. 1442.

Ginter & Associates, Inc., June 26, 2012, "Updated Consultant of Record for the I-10 Gateway Job Center, Tentative Tract May (sic) No. 34863, Cherry Valley Area, County of Riverside, California Geo No. 1442"

Ginter & Associates, Inc., January 7, 2013, "Grading Plan Review, Parcel Map No. 36093, I-10 Gateway Job Center, Cherry Valley Area, County of Riverside, California"

Ginter & Associates, Inc., June 3, 2013, "Response to

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - GEO01442 (cont.)

RECOMMND

Review Comments by Riverside County, TLMA-Planning,  
Regarding the I-10 Gateway Job Center, Project Parcel Map  
No. 36093, County of Riverside, California"

These documents are herein incorporated as a part of  
GEO01442.

GEO01442 concluded:

1.Two main faults, the north and south branches of the  
Cherry Valley Fault Zone have been mapped on the site.  
Though these two main breaks help define the zone,  
lineaments and geomorphic evidence suggest a zone of  
faulting and deformation associate with these faults may be  
as wide as 500-700 feet.

2.There is no direct evidence to designate the South Branch  
and the North Branch of the Cherry Valley fault, and any  
possible faults northeast (within the property limit) of  
the South Branch of the Cherry Valley fault, as inactive.

3.There is relatively strong geomorphic and topographic  
evidence that indicate that the Cherry Valley fault is  
potentially active.

4.Fault investigations have successfully located the South  
Branch of the Cherry Valley Fault Zone onsite.

5.The potential for surface fault rupture of the South  
Branch of the Cherry Valley Fault that affects the proposed  
development is considered remote.

6.The potential for liquefaction is low.

7.There is a mild to high potential for hydroconsolidation.

8.Some settlement is expected to occur due to seismic  
activity (ground shaking), loading from compacted fill  
placement, and loading from proposed structures.

9.No landslides or other evidence of gross slope  
instability were observed during the investigations onsite.

10.Stability of slopes within the San Timoteo Formation is  
generally considered moderately to locally poor.

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - GEO01442 (cont.) (cont.)

RECOMMND

11.Loose surficial soils mantle the natural slopes within the proposed sphere of development which are prone to erosion resulting in shallow surficial failures and debris flow.

12.Two relatively broad drainage channels that trend southwesterly towards the western portion of the development site, and an east-west to southwest trending drainage channel in the northeast portion of the site, have the potential for water surface flows and debris flows.

13.The results of slope stability analysis for the largest engineered fill slope and the largest cut slope in older alluvium indicate that the proposed slopes will provide factors of safety greater than 1.5 and 1.1 under static and pseudostatic conditions, respectively. Surficial stability conditions also meet the required minimum safety factor of 1.5.

GEO01442 recommended:

1.A setback for the South Branch and "Recommended Restricted Use Zone" from the South Branch extending to the north and northeast property line.

2.A structural setback of 50 feet south of and 100 feet north of the South Branch.

3.To mitigate hydroconsolidation; complete removal of the younger alluvium approximately 20 ft. in depth and replacement with compacted engineered fill to the design grades.

4.Positioning of settlement monuments at strategic locations in the deeper fill areas and monitoring on a regular basis until the primary settlement has stabilized.

5.A stabilization fill prism for the cut slope as shown on Figure 4 of the Ginter & Associates, Inc. January 7, 2013 report.

6.The installation of debris basins, protective berms, brow ditches and interceptor swales to protect the slopes and control surface drainage will help mitigate the potential erosion and debris flow during storm events.

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10. GENERAL CONDITIONS

10.PLANNING. 1                      MAP - GEO01442 (cont.) (cont.) (cont.)                      RECOMMND

GEO No. 1442 satisfies the requirement for a geotechnical study for Planning/CEQA purposes. GEO No. 1442 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 2                      MAP - IF HUMAN REMAINS FOUND                      RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3                      MAP - UNANTICIPATED RESOURCES                      RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated



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10. GENERAL CONDITIONS

10. PLANNING. 3

MAP - UNANTICIPATED RESOURCES (cont.)

.RECOMMND

cultural resources\* are discovered, the following procedures shall be followed:

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10. PLANNING. 4

MAP - PDA04786

RECOMMND

County Archaeological Report (PDA) No. 04786 submitted for this project (GPA01079, CZ07799, PM36564, PP25337) was prepared by Michael Dice of Michael Brandman and Associates

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - PDA04786 (cont.)

RECOMMND

and is entitled: "Phase I Cultural Resource Assessment I-10 Gateway Center GPA01079, CZ07799, PM36564, PP25337, Community of Cherry Valley, Riverside County, California", dated April 11, 2013.

PDA04786 concluded the following: The results of the cultural resource record search indicate that no previously recorded cultural resources are located on the property. The survey showed no cultural resources. Review of the whole of the data suggests that the potential for impacting buried prehistoric cultural resources during project-related earthmoving is "low" and the potential for impacting buried historic-era resources is none.

PDA04786 recommended the following: Mitigation monitoring during project construction is not recommended.

10.PLANNING. 5 MAP- MAP ACT COMPLIANCE

RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 6 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 8 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

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10. GENERAL CONDITIONS

10.PLANNING. 12                      MAP - FINAL MAP PREPARER                      RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

10.PLANNING. 15                      MAP - 3RD & 5TH DIST DSGN STDS                      RECOMMND

The land divider shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE," adopted by the Board of Supervisors, July 17, 2001.

10.PLANNING. 16                      MAP - ORD NO. 659 (DIF)                      RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each building unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 18                      MAP - SUBMIT BUILDING PLANS                      RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD-INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - DRAINAGE 1

RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 4 MAP - DRAINAGE 2

RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI

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10. GENERAL CONDITIONS

10.TRANS. 4                      MAP - DRAINAGE 2 (cont.)                      RECOMMND

of Ordinance NO. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 5                      MAP - OFF-SITE PHASE                      RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6                      MAP- TS/CONDITIONS                      RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Roberts Road (NS) at:  
Cherry Valley Boulevard (EW)

I-10 Freeway Eastbound Ramps (NS) at:  
Cherry Valley Boulevard (EW)

I-10 Freeway Westbound Ramps (NS) at:  
Cherry Valley Boulevard (EW)

Calimesa Boulevard (NS) at:  
Cherry Valley Boulevard (EW)

Project Access Driveway (NS) at:  
Cherry Valley Boulevard (EW)

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10. GENERAL CONDITIONS

10.TRANS. 6

MAP- TS/CONDITIONS (cont.)

RECOMMND

Street "A" (NS) at:  
Cherry Valley Boulevard (EW)

Street "B" (NS) at:  
Cherry Valley Boulevard (EW)

Union Street (NS) at:  
Cherry Valley Boulevard (EW)

Nancy Avenue (NS) at:  
Cherry Valley Boulevard (EW)

Beaumont Avenue (NS) at:  
Cherry Valley Boulevard (EW)

As such, the proposed project is consistent with this  
General Plan policy.

The associated conditions of approval incorporate  
mitigation measures identified in the traffic study, which  
are necessary to achieve or maintain the required level of  
service.

20. PRIOR TO A CERTAIN DATE

EPD DEPARTMENT

20.EPD. 1

EPD - ANNUAL MITIGATION REPORT

RECOMMND

Beginning 12 months from the date on which the HMMP is  
approved and continuing annually for a minimum of 5 years,  
a qualified biologist who holds an MOU with the County of  
Riverside shall provide an annual Mitigation Report for the  
Riparian/Riverine habitat created on-site as specified in  
the HMMP that is approved prior the issuance of grading  
permits.

The project proponent shall open an Hourly Rate Charge  
Account with the County in order for EPD to review annual  
reports and make any necessary site visits to confirm  
conditions.



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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 2

MAP- EXPIRATION DATE

RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40. PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 2

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1

MAP - ECS

RECOMMND

Prior to recordation of the final map an Environmental Constranints Sheet shall be prepared. The constrained areas shall conform to the areas identified as Yucaipa Onion Location and 100 foot buffer on Figure 6 of the Report entitled San Gorgonio Crossings Multiple Species Habitat Conservation Plan Consistency Analysis, Dated July 16, 2015 and written by Helix Environmental Planning. The Yucaipa Onion Area shall be identified as "Sensitive Plant Area"

The constrained areas shall also include all Riparian/Riverine habitat that shall not be impacted by proposed development project. The constrained Riparian/Riverine Habitat shall conform to areas identified as Streambed on Figure 7 of the document entitled "San Gorgonio Crossings Determination of Biologically Equivalent or Superior Preservation," Dated January 28, 2016 and written by Helix Environmental Planning. The Riparian/Riverine Areas shall be identified as "MSHCP Riparian/Riverine"

The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"No disturbances may occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 8                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 10                      MAP-#43-ECS-ROOFING MATERIAL                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 11                      MAP-#67-ECS-GATE ENTRANCES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 12                      MAP-#88-ECS-AUTO/MAN GATES                      RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 13                      MAP-#004-ECS-FUEL MODIFICATION                      RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire

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50.FIRE. 13                      MAP-#004-ECS-FUEL MODIFICATION (cont.)                      RECOMMND

protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 14                      MAP-#47-SECONDARY ACCESS                      RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1                      MAP SUBMIT PLANS                      RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 2                      MAP ORD 458 SP FLOOD HAZ AREA                      RECOMMND

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any

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50.FLOOD RI. 2                      MAP ORD 458 SP FLOOD HAZ AREA (cont.)                      RECOMMND

encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

50.FLOOD RI. 3                      MAP ONSITE EASE ON FINAL MAP                      RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4                      MAP OFFSITE EASE OR REDESIGN                      RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 5                      MAP WRITTEN PERM FOR GRADING                      RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.



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50.FLOOD RI. 7

MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8

MAP PERP DRAINAGE PATTERNS

RECOMMND

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Proposed drainage facility inlets near the project boundaries may cause ponding on adjacent properties. Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions.



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50.FLOOD RI. 8                      MAP PERP DRAINAGE PATTERNS (cont.)                      RECOMMND

Alternatively, the project may be redesigned to eliminate the need for such letters.

A copy of the recorded drainage easement(s) and/or drainage acceptance letter(s) shall be submitted to the District for review and approval prior to the recordation of the final map.

PLANNING DEPARTMENT

50.PLANNING. 1                      MAP - ECS FAULT SETBACK                      RECOMMND

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1.The FAULTS(s) and FAULT HAZARD AREA(s) ("Restricted-Use Zones" per GEO01442) )shall be delineated on the ECS as approved by the Planning Department.

2.A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 1442 was prepared for this project by Neblett and Associates, et al. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks ("Restricted-Use Zones") established in GEO01442, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

50.PLANNING. 2                      MAP - PREPARE A FINAL MAP                      RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

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50.PLANNING. 3                    MAP- REQUIRED APPLICATIONS                    RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1079 and Change of Zone No. 7799 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 5                    MAP- OFFER OF TRAILS                    RECOMMND

An offer of dedication to the City of Calimesa or County of Riverside for a regional trail shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 8                    MAP - CCOC FOR REMNDR PARCEL                    RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

50.PLANNING. 10                    MAP - FINAL MAP PREPARER                    RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 11                    MAP - ECS SHALL BE PREPARED                    RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 13                    MAP - FEE BALANCE                    RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

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50.PLANNING. 16                      MAP - ECS NOTE MT PALOMAR LIGH                      RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 17                      MAP - COMPLETE EASEMENTS                      RECOMMND

Add all easements to the final map. If the existing access easements do not provide access to the parcels, provide access to the Parcels with existing homes to the north (apns 407-090-015 and 407-090-010). Easements shall be granted to provide and maintain existing access to these parcels.

SURVEY DEPARTMENT

50.SURVEY. 1                      MAP - ACCESS RESTRICTION                      RECOMMND

Lot access shall be restricted on Cherry Valley Boulevard and so noted on the final map with the exception of one 40' wide access driveway along the westerly property line.

50.SURVEY. 2                      MAP - EASEMENT                      RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 1                      MAP - STREET NAME SIGN                      RECOMMND

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

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50.TRANS. 2                      MAP - SOILS 2                      RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 3                      MAP - CORNER CUT-BACK I/SUR                      RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 4                      MAP - LIGHTING PLAN                      RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 5                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Cherry Valley Boulevard, street "A", and street "B".
- (2) Streetlights.
- (3) Traffic signals located on Cherry Valley Boulevard at intersection of street "A".
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project

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50.TRANS. 5                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 6                      MAP - DEDICATION                      RECOMMND

Streets "A" and "B" are designated Industrial Collector (Public Road) and shall be improved with 56 foot full-width AC pavement and 6" concrete curb and gutter within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111, (56'/78')

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

50.TRANS. 7                      MAP - EXISTING MAINTAINED                      RECOMMND

Cherry Valley Boulevard along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 66 foot AC pavement (43' AC pavement on the project side and 23' AC pavement on the other side of the centerline), 8" concrete curb and gutter (project side), 8" raised curbed landscaped median, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Transportation Department within the 90' minimum part-width dedicated right-of-way (64' on the project side and 26' minimum on the other side of centerline) in accordance with County Standard No. 92, Ordinance 461.

- NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway on the project side.
2. An 18' raised curbed landscaped median shall be constructed at the center line.

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50.TRANS. 7                      MAP - EXISTING MAINTAINED (cont.)                      RECOMMND

3.7 Driveway shall be constructed in accordance with  
Standard No. 207 A, Ordinance 461.

4. Construct transition AC pavement for acceleration  
and deceleration lane to the east and west project  
boundary as directed by the Director of  
Transportation.

50.TRANS. 8                      MAP - UTILITY PLAN                      RECOMMND

Electrical power, telephone, communication, street  
lighting, and cable television lines shall be designed to  
be placed underground in accordance with Ordinance 460 and  
461, or as approved by the Transportation Department. The  
applicant is responsible for coordinating the work with  
the serving utility company. This also applies to existing  
overhead lines which are 33.6 kilovolts or below along the  
project frontage and between the nearest poles offsite in  
each direction of the project site. A disposition note  
describing the above shall be reflected on design  
improvement plans whenever those plans are required. A  
written proof for initiating the design and/or application  
of the relocation issued by the utility company shall be  
submitted to the Transportation Department for verification  
purposes.

50.TRANS. 9                      MAP - INTERSECTION/50' TANGENT                      RECOMMND

All centerline intersections shall be at 90 degrees, plus  
or minus 5 degrees, with a minimum 50' tangent, measured  
from flowline/curbface or as approved by the Transportation  
Planning and Development Review Division Engineer.

50.TRANS. 10                      MAP - IMP PLANS                      RECOMMND

Improvement plans for the required improvements must be  
prepared and shall be based upon a design profile extending  
a minimum of 300 feet beyond the limit of construction at a  
grade and alignment as approved by the Riverside County  
Transportation Department. Completion of road improvements  
does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s),  
please review the Street Improvement Plan Policies  
and Guidelines from the Transportation Department  
Web site: <http://rctlma.org/trans/General->



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50.TRANS. 10                      MAP - IMP PLANS (cont.)                      RECOMMND

Information/Pamphlets-Brochures

50.TRANS. 11                      MAP - CONSTRUCT RAMP                      RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 12                      MAP - SIGNING & STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

50.TRANS. 13                      MAP - TS/DESIGN                      RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Project Central Access (NS) at  
Cherry Valley Boulevard (EW)  
I-10 Freeway (NS) at Eastbound Ramps (EW)  
I-10 Freeway (NS) at Westbound Ramps (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

50.TRANS. 14                      MAP - TS/GEOMETRICS                      RECOMMND

The intersection of Street "A" (NS) at Cherry Valley Boulevard (EW) shall be signalized and improved to provide the following geometrics:

Northbound: N/A

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50.TRANS. 14

MAP - TS/GEOMETRICS (cont.)

RECOMMND

Southbound: one left-turn lane, one right-turn lane  
Eastbound: one left-turn lane, one through lane  
Westbound: one through lane, one right-turn lane  
NOTE: The eastbound left-turn lane shall provide a minimum of 250' of storage. Additional storage may be required based upon the operating conditions of the building tenants. In the event the left-turn lane does not provide sufficient queuing, the project proponent shall increase the left-turn pocket length.

The intersection of Project Access Driveway (NS) at Cherry Valley Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one right-turn lane - stop controlled  
Eastbound: one through lane  
Westbound: one through lane, one right-turn lane  
NOTE: The project access is restricted to right-in/right-out only turning movements. The project proponent shall provide channelization in form of a raised median to enforce this turn restriction.

The intersection of Street "B" (NS) at Cherry Valley Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A  
Southbound: one right-turn lane - stop controlled  
Eastbound: one through lane  
Westbound: one shared through lane/right-turn lane  
NOTE: The project access is restricted to right-in/right-out only turning movements. The project proponent shall provide channelization in form of a raised median to enforce this turn restriction.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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50.TRANS. 14                      MAP - TS/GEOMETRICS (cont.) (cont.)                      RECOMMND

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 15                      MAP - MM TRAN-1a                      RECOMMND

MM TRAN-1a

- (a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard, the project applicant shall pay the project's fair share toward the construction of such improvements. The traffic impact report determined the project's contribution to the impact is 5.8 percent at the I-10 eastbound ramps/Cherry Valley Boulevard and 10.1 percent at I-10 westbound ramps/Cherry Valley Boulevard. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.
- (b) If a fair share contribution program has not been established at the time the applicant submits for building permits as determined by the County, and provided that both Caltrans and the City of Calimesa authorize construction within their respective jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following interim improvements prior to the issuance of final occupancy permits:
  - (i) install traffic signals at I-10 eastbound and westbound ramp intersections at Cherry Valley Boulevard,
  - (ii) restripe to provide eastbound and westbound left turn pockets within the existing width of the Cherry Valley Boulevard bridge,
  - (iii) add a southbound right turn lane on the off ramp at the intersection of I-10 eastbound ramps at Cherry Valley Boulevard, and

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50.TRANS. 15 MAP - MM TRAN-1a (cont.)

RECOMMND

(iv) add a westbound right turn lane at the intersection of I-10 westbound ramps at Cherry Valley Boulevard.

The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa and Caltrans authorize construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1b(b) below are required to be constructed.

50.TRANS. 16 MAP - MM TRAN-1b

RECOMMND

MM TRAN-1b

- (a) Prior to the issuance of building permits, and provided that a fair share contribution program has been established that provides for full funding and a schedule for construction of the future new interchange at the I-10 eastbound and westbound intersections at Cherry Valley Boulevard intersection improvements for this intersection. The project applicant shall pay the project's fair share costs to realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps and construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard. The traffic impact report determined the project's contribution to the impact is 11.7 percent. The County shall determine whether a fair share program exists at the time the applicant submits for building permits and, if one does exist, the payment shall be made as determined in the applicable fee program.
- (b) If a fair share contribution program has not been established at the time the applicant submits for building permits, and provided that the City of Calimesa authorizes construction within its

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50.TRANS. 16

MAP - MM TRAN-1b (cont.)

RECOMMND

jurisdictional control and sufficient interest in the land which will permit the improvements to be made is acquired prior to the issuance of building permits, the project applicant shall construct the following improvements prior to the issuance of final occupancy permits:

- (i) realign Calimesa Boulevard approximately 550 feet east of the I-10 westbound ramps; and
- (ii) construct an eastbound left turn lane at the intersection of Calimesa Boulevard and Cherry Valley Boulevard.

The project applicant shall endeavor to secure, at the applicant's expense, sufficient title or interest in land. The project applicant shall negotiate in good faith with the appropriate property owner, as reasonable, in order to obtain the right-of-way necessary to permit construction of the improvements. The applicant shall be required to construct the referenced improvements only if: (1) the City of Calimesa authorizes construction of the improvements; and (2) sufficient title or interest in land for the right-of-way necessary to permit construction of the improvements is secured; and (3) the improvements contemplated under MM TRAN-1a(b) above are required to be constructed.

50.TRANS. 17

MAP - MM TRANS-1c

RECOMMND

MM TRAN-1c

Prior to the issuance of occupancy permits, the project applicant shall participate in the County's DIF and TUMF Fee programs as applicable for the following improvements. For improvements not included in a fee program, the project applicant shall participate in the payment of a fair share contribution towards future improvements.

I-10 Eastbound Ramps/Cherry Valley Boulevard

- \_ Install a traffic signal.
- \_ Construct a westbound left turn lane.
- \_ Construct a southbound right turn lane.
- \_ Modify the intersection to provide free flow movement for the southbound right turn lane.
- \_ Construct a second eastbound through lane.
- \_ Construct an eastbound right turn lane.

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MAP - MM TRANS-1c (cont.)

RECOMMND

- Construct a second westbound through lane.
- I-10 Westbound Ramps/Cherry Valley Boulevard
  - Install a traffic signal.
  - Construct an eastbound left turn lane.
  - Construct a westbound right turn lane.
  - Construct a northbound left turn lane.
  - Construct a second eastbound left turn lane.
  - Construct a second eastbound through turn lane.
  - Construct a second westbound through lane.
  - Construct a westbound right turn lane.
- Calimesa Boulevard/Cherry Valley Boulevard
  - Install a traffic signal.
  - Construct an eastbound left turn lane.
  - Construct a second eastbound through lane.
  - Construct a southbound right turn lane.
  - Construct a westbound right turn lane.
  - Construct a second westbound through lane.
  - Modify the traffic signal in order to provide overlap phasing for the westbound right turn lane.
- Street 2/Cherry Valley Boulevard
  - Install a traffic signal.
  - Construct a westbound left turn lane.
  - Construct a second eastbound through lane.
  - Construct a second westbound through lane.
  - Construct a southbound left turn lane.
  - Construct a southbound right turn lane.
  - Construct a northbound left turn lane.
  - Construct a northbound through lane.
- Union Street/Cherry Valley Boulevard
  - Install a traffic signal.
  - Construct a northbound left turn lane.
  - Construct a southbound left turn lane.
  - Construct an eastbound left turn lane.
  - Construct a second eastbound through lane.
  - Construct a westbound left turn lane.
  - Construct a second westbound through lane.
- Nancy Street/Cherry Valley Boulevard
  - Install a traffic signal.
  - Construct an eastbound left turn lane.
  - Construct a second eastbound through lane.
  - Construct a westbound left turn lane.



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50. PRIOR TO MAP RECORDATION

50.TRANS. 17                      MAP - MM TRANS-1c (cont.) (cont.)

RECOMMND

— Construct a second eastbound through lane.

Beaumont Avenue/Cherry Valley Boulevard

— Construct a second eastbound through lane.

— Construct a second westbound through lane.

— Modify traffic signal in order to provide overlap phasing  
— for the EB right turn lane.

Future Beckwith Avenue/Cherry Valley Boulevard

— Install a traffic signal.

— Construct a southbound left turn lane.

— Construct an eastbound left turn lane.

— Construct a second eastbound through lane.

— Construct a second westbound through lane.

— Construct a westbound right turn lane.

The County shall ensure that the improvements specified  
will be constructed at that point in time necessary to  
avoid identified impacts.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1                      MAP - NO PRECISE GRDG

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE  
BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS  
SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS  
ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT,  
FOR THAT SAME PARCEL(S).

60.BS GRADE. 2                      MAP - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits -  
whichever comes first - the applicant shall provide the  
Building and Safety Department evidence of compliance with  
the following: "Effective March 10, 2003 owner operators  
of grading or construction projects are required to comply  
with the N.P.D.E.S. (National Pollutant Discharge  
Elimination System) requirement to obtain a construction  
permit from the State Water Resource Control Board (SWRCB).  
The permit requirement applies to grading and construction  
sites of "ONE" acre or larger. The owner operator can  
comply by submitting a "Notice of Intent" (NOI), develop  
and implement a STORM WATER POLLUTION PREVENTION PLAN

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                      MAP - NPDES/SWPPP (cont.)                      RECOMMND

(SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 3                      MAP - GRADING SECURITY                      RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 4                      MAP - IMPORT/EXPORT                      RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 5                      MAP - GEOTECH/SOILS RPTS                      RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                      MAP - GEOTECH/SOILS RPTS (cont.)                      RECOMMND

geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6                      MAP - SLOPE STABIL'TY ONLY                      RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 7                      MAP - DRAINAGE DESIGN Q100                      RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 8                      MAP - OFFSITE GDG ONUS                      RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 9                      MAP - NOTRD OFFSITE LTR                      RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10                      MAP - RECORDED ESMT REQ'D                      RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11                      MAP - APPROVED WQMP                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12                      MAP - PRE-CONSTRUCTION MTG                      RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                      MAP- BMP CONST NPDES PERMIT                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14                      MAP - SWPPP REVIEW                      RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15                      MAP - FAULT LOCATIONS                      RECOMMND

Prior to issuance of a grading permit, the "Fault Hazard Zone" and its included setback area shall be clearly delineated on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 16

MAP-CITY OF CALIMESA APPRVL

RECOMMND

Prior to the issuance of a grading permit, the applicant/owner shall obtain any permits and/or clearances from the City of Calimesa for any proposed grading located within the City Limits.

EPD DEPARTMENT

60.EPD. 1

EPD - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 3 EPD - GRADING PLAN CHECK

RECOMMND

Prior the issuance of a grading permit EPD shall review the grading plan to insure that MSHCP/Jurisdictional Riparian/Riverine features that were not approved for impacts within the DBESP dated January 28, 2016 and Written by Helix Environmental. All Riparian/Riverine features that shall not be impacted will be clearly depicted and labeled on the grading plan to the satisfaction of EPD.

The grading plans will also be reviewed by EPD to ensure that no grading occurs in the Yucaipa Onion area as identified in the document titled "San Gorgonio Crossings Multiple Species Habitat Conservation Plan Consistency Analysis," Dated July 16, 2015 and written by Helix Environmental Planning. The Yucaipa Onion area shall be clearly delineated and labeled on the grading plan to the satisfaction of EPD.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4

EPD - RIP/RIV HMMP

RECOMMND

Prior to the issuance of a grading permit, a qualified biologist who holds an MOU with the County of Riverside shall submit a Habitat Mitigation and Management Plan (HMMP) which shall provide details regarding the onsite mitigation for impacts to MSHCP/Jurisdictional Riparian/Riverine habitat. The HMMP shall provide details for the onsite creation of 2.22 acres of Riparian/Riverine habitat to compensate for impacts to 1.11 acres of Riparian/Riverine habitat at a 2:1 ratio as described in Section 7 Paragraph B of the document titled "San Geronio Crossings Determination of Biologically Equivalent or Superior Preservation Report," Dated January 28, 2016 and written by Helix Environmental Planning. The HMMP must at a minimum provide detailed contouring plans, a planting palette, estimates for financial assurances, success criteria, maintenance and management plans and mechanisms for long term conservation of the created habitat. The HMMP shall provide a plan for monitoring and reporting for at least five years after the HMMP is approved.

60.EPD. 5

EPD - TEMPORARY FENCE

RECOMMND

Prior to the issuance of a grading permit the areas that are outside of the projects Impact areas as depicted on Figure 8 of the document titled "San Geronio Crossings Multiple Species Habitat Conservation Plan Consistency Analysis," dated July 16, 2015 and written by Helix Environmental Planning, shall be temporarily fenced to ensure sensitive features are not disturbed during construction activities.

EPD shall conduct a site visit to confirm the installation and location of the fence.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1

MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1                      MAP SUBMIT PLANS (cont.)                      RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2                      MAP ORD 458 SP FLOOD HAZ AREA                      RECOMMND

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

60.FLOOD RI. 3                      MAP EROS CNTRL AFTER RGH GRAD                      RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4                      MAP OFFSITE EASE OR REDESIGN                      RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60. PLANNING 1 MAP - PALEO PRIMP & MONITOR

RECOMMEND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.

2. Description of the level of monitoring required for all earth-moving activities in the project area.

3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                    MAP - PALEO PRIMP & MONITOR (cont.) (cont.)                    RECOMMND

hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 11                    MAP - FEE BALANCE                    RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18                    MAP- REFER TO PP25337                    RECOMMND

Refer to Conditions of approval for PP25337, all conditions of PP25337 apply.

TRANS DEPARTMENT

60.TRANS. 1                    MAP-SBMT/APPVD GRADING PLAN                    RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1                    MAP - PALEO MONITORING REPORT                    RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during



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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1                    MAP - PALEO MONITORING REPORT (cont.)                    RECOMMND

grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1                    MAP - NO BP'S W/O L.U. PRMT                    RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

80.E HEALTH. 1                    USE - WATER/SEWER WILL SERVE                    RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

EPD DEPARTMENT

80.EPD. 1                    MAP - MBTA REPORT                    RECOMMND

Prior to the issuance of any building permits the biologist who conducted the MBTA Nesting Bird surveys must submit a written report to EPD for review. The report must contain the results of the surveys and details regarding any mitigation measures that were carried out in order to avoid any take of MBTA covered species.

80.EPD. 2                    MAP - RIP/RIV MITIGATION                    RECOMMND

Prior to the issuance of any building permits a qualified biologist who holds an MOU with the County of Riverside shall provide documentation to prove that all grading, contouring and shaping and stabilization of the proposed



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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2                      MAP - RIP/RIV MITIGATION (cont.)                      RECOMMND

on-site mitigation has been completed according to the HMMP that was submitted and approved prior to the issuance of grading permits.

80.EPD. 3                      MAP - MITIGATION BOND                      RECOMMND

Prior to the issuance of any building permits the project proponent/owner shall deposit a bond with the County of Riverside with enough funds to cover the remaining Riparian/Riverine Habitat Creation mitigation activities including annual monitoring and maintenance. The financial assurances must be based upon the financial estimates disclosed in the HMMP that was approved prior the issuance of grading permits.

FIRE DEPARTMENT

80.FIRE. 1                      MAP-#50B-HYDRANT SYSTEM                      RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2                      MAP - SECONDARY/ALTER ACCESS                      RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

PLANNING DEPARTMENT

80.PLANNING. 1                      MAP- PP25337 APPLIES                      RECOMMND

All conditions from PP25337 apply. refer to Conditions of PP25337.

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Cherry Valley Boulevard, street "A", and street "B".
- (2) Streetlights.
- (3) Traffic signals located on Cherry Valley Boulevard at intersection of street "A".
- (4) Street sweeping.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL

RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777  
Indio office (760)863-8886

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any commercial lot within the map or phase within the recorded map until the new drainage system is deemed substantially complete by the District.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.

10/05/17  
16:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 53

PARCEL MAP Parcel Map #: PM36564

Parcel: 413-270-013

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

Written confirmation of acceptance from sewer  
purveyor is required.

- f) Landscaping and irrigation, water and electrical  
systems shall be installed and operational in  
accordance with County Ordinance 461.

90.TRANS. 5

MAP - ACCESS EASEMENT

RECOMMND

Necessary easements and right of entry shall be obtained  
for off-site construction for roadway grading and  
construction of drainage facilities as shown on the  
Tentative Parcel Map 36564.

90.TRANS. 6

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the design  
and construction of traffic signal(s) at the intersections  
of:

Signals not eligible for fee credit:

- Project Central Access (NS) at  
Cherry Valley Boulevard (EW)
- I-10 Freeway (NS) at Eastbound Ramps (EW)
- I-10 Freeway (NS) at Westbound Ramps (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project  
proponent shall contact the Transportation Department and  
enter into an agreement for signal mitigation fee credit or  
reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with  
the requirements of the Transportation Department and the  
public contract code in order to be eligible for fee credit  
or reimbursement.

**LAND DEVELOPMENT COMMITTEE/  
DEVELOPMENT REVIEW TEAM  
CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: April 10, 2013

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Surveyor  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Ind. Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Fire Department- Strategic Planning  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section

P.D. Landscaping Section  
P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. EDA –Fast Track  
5th District Supervisor  
5th District Planning Commissioner  
Beaumont-Cherry Valley Rec. & Parks Dist.  
County Service Area 27  
Community Council- San Geronio Pass  
City of Beaumont Planning Dept.  
Beaumont Unified School District

Southern California Edison Co.  
Southern California Gas Co.  
Verizon  
Adelphia Cable  
Yucaipa Valley Water District  
Caltrans District #8  
Reg. Water Quality Control Board- Santa Ana  
Air Quality Mgmt. - South Coast  
Army Corp of Engineers  
San Geronio Pass Water Agency

**GENERAL PLAN AMENDMENT NO. 1079, CHANGE OF ZONE NO. 7799, PARCEL MAP NO. 36564, PLOT PLAN NO. 25337 (Fast Track Authorization)** – EA42179 - Applicant: TSG Cherry Valley, LLP. – Engineer/Representative: Urban Environs – Fifth/Fifth Supervisorial District – Cherry Valley zoning District – The Pass Area Plan – Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of Cherry Valley Boulevard, easterly of Interstate-10 and westerly Vineland Street – 230.0 Gross Acres – Zoning: Controlled Development (W-2) – **REQUEST:** The **General Plan Amendment** proposes to change the project site's current General Plan Land Use designation from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) and Rural: Rural Mountainous (R:RM). The **Change of Zone** proposes to change the existing zoning from Controlled Development Areas (W-2) to Industrial Park (I-P). The **Parcel Map** proposes to subdivide 228 gross acres into five parcels. The **Plot Plan** proposes to construct an industrial distribution facility consisting of two industrial buildings totaling 2,560,000 square feet, with 428 bay doors, located on 230 gross acres, of which approximately 144 acres would be developed as part of the project. – APN(s): 407-220-004, 407-220-007, 407-220-008, 407-220-009, 407-220-016 & 407-220-017.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 11, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at (951) 955-0972 or email at [prull@rctlma.org](mailto:prull@rctlma.org) / **MAILSTOP# 1070**.

Public Hearing Path:    DH: ☐    PC: ☐    BOS: ☒

**COMMENTS:**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

Y:\Planning Case Files-Riverside office\PP25337\Admin Docs\LDC Transmittal Forms\LDC\_DRT Initial Transmittal Form.docx



GPA01079

A Senate Bill 18 (SB18) consultation list request was sent to the Native American Heritage Commission (NAHC) and a response was received on April 15, 2013. In accordance with the recommendations of the NAHC, Planning contacted all seven Native American contacts listed in the NAHC response letter. These letters were mailed out on April 16, 2013.

There were no responses were received from any of the groups contacted. These include the Cahuilla Band of Indians, the Los Coyotes Band of Mission Indians, the Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission Indians, San Manual Band of Mission Indians, Santa Rosa Band of Mission Indians, and the Serrano Nation of Mission Indians.

The Soboba Band of Luiseno Indians did not request SB198 consultation but did comment on the DEIR and the EIR.

April 30, 2013

Attn: Paul Rull, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



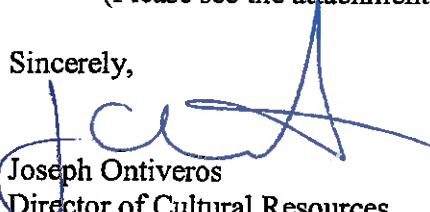
**Re: I-10 Gateway Center, EIR 534**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Luiseño Tribal Traditional Use Areas.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

  
Joseph Ontiveros  
Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

**Treatment and Disposition of Remains.**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

STATE OF CALIFORNIA  
Governor

Edmund G. Brown, Jr.

**NATIVE AMERICAN HERITAGE COMMISSION**

916 CAPITOL MALL, ROOM 384  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
Dr. nahc@pacbell.net  
www.nahc.ca.gov

April 15, 2013

Mr. Paul Rull, Planner

**Riverside County Planning Department**

P.O. Box 1409

Riverside, CA 92502-1409

Sent by FAX to: 951-955-1811

No. of Pages: 2

RE: SB 18 Tribal Consultation: **General Plan Amendment No. 895; Change of Zone No. 7799; Parcel Map No. 36564**; located in the Cherry Valley Community; Riverside County, California

Dear Mr. Rull:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a consultation list of tribes with traditional lands or cultural places located within the requested General/Specific Plan boundaries.

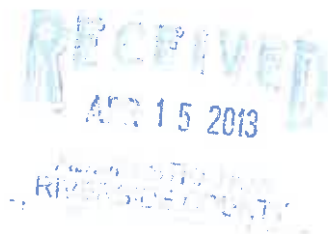
In the 1985 Appellate Court decision (170 Cal App 3<sup>rd</sup> 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

The presence of Native American traditional cultural places(s) in the affected community were not identified through the NAHC Sacred Lands File search, based on the USGS Coordinates of the Area of Potential Effect (APE) provided. Also, the absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Possible impacts on cultural resources can be identified through the consultation process with the Native American Contacts on the attached list. In addition, other sources for cultural resources identification should also be researched.

As a part of consultation, the NAHC recommends that local governments contact the tribal governments to determine if any traditional cultural places are located within the area(s) affected by the proposed action. A tribe may be the only source of information regarding the existence of a cultural place. If you have any questions, please contact me at (916) 653-6251.

Sincerely,

Dave Singleton  
Program Analyst



California Tribal Government Consultation List  
 Riverside County  
 April 15, 2013

Los Coyotes Band of Mission Indians  
 Shane Chapparosa, Chairman  
 P.O. Box 189                      Cahuilla  
 Warner                      , CA 92086  
 (760) 782-0711

Serrano Nation of Mission Indians  
 Goldie Walker, Chairwoman  
 P.O. Box 343                      Serrano  
 Patton                      , CA 92369  
 (909) 528-9027 or  
 (909) 528-9032

Ramona Band of Cahuilla Mission Indians  
 Joseph Hamilton, Chairman  
 P.O. Box 391670                      Cahuilla  
 Anza                      , CA 92539  
 admin@ramonatribe.com  
 (951) 763-4105

Cahuilla Band of Indians  
 Luther Salgado, Chairperson  
 PO Box 391760                      Cahuilla  
 Anza                      , CA 92539  
 tribalcouncil@cahuilla.net  
 915-763-5549

San Manuel Band of Mission Indians  
 Carla Rodriguez, Chairwoman  
 26569 Community Center Drive                      Serrano  
 Highland                      , CA 92346  
 (909) 864-8933  
 (909) 864-3724 - FAX

Santa Rosa Band of Mission Indians  
 John Marcus, Chairman  
 P.O. Box 391820                      Cahuilla  
 Anza                      , CA 92539  
 (951) 659-2700  
 (951) 659-2228 Fax

Morongo Band of Mission Indians  
 Robert Martin, Chairperson  
 12700 Pumarra Road                      Cahuilla  
 Banning                      , CA 92220                      Serrano  
 (951) 849-8807  
 (951) 755-5200

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5087.94 of the Public Resources Code and Section 5087.88 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3, and 65362.4, et seq.



January 8, 2014

Attn: Paul Rull, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



**Re: Notice of Preparation of a Draft EIR for I-10 Gateway Center Project,  
EIR No. 534, General Plan Amendment No. 1079, CZ No. 7799, Parcel Map No. 36564**

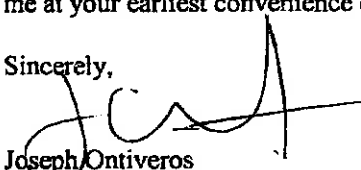
The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Traditional Use Areas.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that a Native American monitoring component be included as a mitigation measure in the Environmental Impact Report for all ground-disturbing activities that are expected to go into native soil. The Tribe is requesting that a Treatment and Dispositions Agreement between the developer and The Soboba Band be provided to the County of Riverside prior to the issuance of a grading permit and before conducting any additional archaeological fieldwork.
5. Request that proper procedures be taken and requests of the tribe be honored  
(Please see the attachment)

The Soboba Band of Luiseno Indians is requesting a face-to-face meeting between the County of Riverside Planning Department and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,

  
Joseph Ontiveros  
Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

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B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

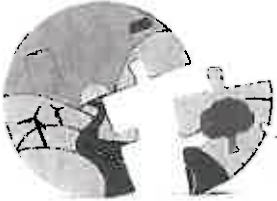
C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

August 6, 2013

TSG Cherry Valley LP  
C/O William A Shopoff  
2 Park Plaza Suite 70  
Irvine CA 92614

Urban Environs  
Attn: Pat Meyer  
1345 Fountain Pl  
Redlands CA 92373

RE: Senate Bill 18 Native American Consultation with the Soboba Band of Luiseno Indians for General Plan Amendment No. 1079, Change of Zone No. 7799, Parcel Map No. 36564, Plot Plan No. 25337

Dear Mr. Shopoff,

As part of Senate Bill 18, Riverside County staff met with the Soboba Band of Luiseno Indians on August 6, 2013, to discuss the comments they had regarding your project. At the meeting, the tribe's representative, Joseph Ontiveros requested that the project require tribal monitoring present during grading, and require an agreement of artifact disposition and reburial. This letter is to notify you of this meeting and the requests made by the Soboba Tribe.

If you have any questions, please feel free to contact me at 951-955-0972 or [prull@rctlma.org](mailto:prull@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Carolyn Syms Luna, Director

---

Paul Rull, Project Manager

cc: County Archaeologist

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
*Interim Planning Director*

April 3, 2014

TSG Cherry Valley LP  
C/O William A Shopoff  
2 Park Plaza Suite 70  
Irvine CA 92614

First Carbon Solutions  
Attn: Christine Jacobs-Donoghue  
621 E. Carnegie Drive, Suite 100  
San Bernardino CA 92408

RE: Senate Bill 18 Native American Consultation with the Soboba Band of Luiseno Indians for General Plan Amendment No. 1079, Change of Zone No. 7799, Parcel Map No. 36564, Plot Plan No. 25337 dated April 3, 2014

Dear Mr. Shopoff,

As part of Senate Bill 18, Riverside County staff met with the Soboba Band of Luiseno Indians on April 3, 2014, to discuss the comments they had regarding your project. At the meeting, the tribe's representative, Joseph Ontiveros requested that the applicant contact him to discuss tribal comments. Joseph's contact details are outlined below:

Joseph Ontiveros  
Director of Cultural Resources  
Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

Please contact Soboba's representative as part of this consultation process.

If you have any questions, please feel free to contact me at 951-955-0972 or [prull@rctlma.org](mailto:prull@rctlma.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Juan C. Perez, Interim Planning Director

---

Paul Rull, Project Manager

cc: County Archaeologist

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555



*Charissa Leach*  
*Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

To: Board of Supervisors

From: Brett Dawson, Project Planner, Planning Department

**RE: Late received comment letters**

To the Honorable Chair,

- Included additional comment letters that were received after the comment period for the recirculated EIR had closed.



Dear Riverside Planning Dept:

My concern, EIR info on San Gorgonio Crossings and impact on community: EACH CHECKED.

- a) ☒ air quality b) ☒ TRAFFIC CONGESTION  
c) ☐ water quality d) ☒ NOISE e) ☒ health impact  
f) ☒ property value g) ☒ cumulative impact h) ☐ changing zoning  
i) ☐ lighting j) ☐ 24 hour / 7 days a week trips

Reasons for concern

This project will have a negative impact on  
my families health and I do not wish to  
live in an industrial area.

Signature Al Schmeider

NAME/ADDRESS

A. Schmeider  
112 Sandy Hill Ct  
Calimesa Ca 92520



COUNTY OF RIVERSIDE PLANNING DEPT.  
Att: Brett Dawson - San Gorgonio Crossing  
No. 1079 - 534  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, Calif. 92502-1409

May 26, 2017  
EIR REPORT

Riverside Planning

Dear Riverside Planning Dept.

My concern, EIR info on San Gorgonio Crossings and  
impact on community: EACH CHECKED

- a) ☐ air quality b) ☐ traffic congestion  
c) ☐ water quality d) ☐ noise e) ☒ health impact  
f) ☒ property value g) ☐ cumulative impact h) ☐ changing zoning  
i) ☐ lighting j) ☐ 24 hour / 7 days a week trips

Reasons for concern

Above all, this is an important view  
Corridor leading to an established  
residential area of Ranch properties  
and an Inland Empire treasure of beauty.

Signature

Print Name

B. D. Thomas  
37420 Leta Dr.  
Calimesa, CA  
8-16-17

\* Keep Industrial in the Proper Areas.

NAME/ADDRESS

Bill Thomas  
37420 Leta Dr.  
Calimesa, CA 92520

COUNTY OF RIVERSIDE PLANNING DEPT.

Att: Brett Dawson - San Gorgonio Crossing  
No. 1079 - 534

4080 Lemon Street, 12th Floor

P.O. Box 1409

Riverside, Calif. 92502-1409

May 26, 2017  
EIR REPORT

Dear Riverside Planning Dept:

My concern, EIR info on San Gorgonio Crossings and  
impact on community: EACH CHECKED

- a) ☒ air quality    b) ☒ traffic congestion  
c) ☒ water quality    d) ☐ noise    e) ☒ health impact  
f) ☒ property value    g) ☒ cumulative impact    h) ☐ changing zoning  
i) ☐ lighting    j) ☒ 24 hour / 7 days a week trips

Reasons for concern

I RESIDE NEAR PROPOSED PROJECT  
TRAFFIC ISSUES NEED TO BE ADDRESSED  
FIRST

Signature

Print Name

*C. MacLaine*

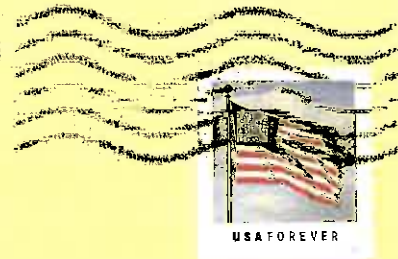
C. MacLaine

Date

8-08-2017

NAME/ADDRESS

MACLAINE  
1530 WHITE OAK CT  
CALIMESA CA



**COUNTY OF RIVERSIDE PLANNING DEPT.**

Att: Brett Dawson - San Gorgonio Crossing

No. 1079 - 534

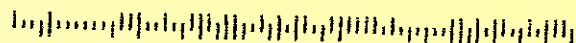
4080 Lemon Street, 12th Floor

P.O. Box 1409

Riverside, Calif. 92502-1409

May 26, 2017  
EIR REPORT

02-140909



Ronald L Young DMD



37612 Cherry Valley Blvd.  
Cherry Valley CA, 92223  
ryoung70@frontier.com

August 16, 2017

Brett Dawson, Project Mgr.  
County of Riverside

I am writing you in regards to the proposed San Geronio Crossing Project-formerly the Gateway Warehouse-planned in Cherry Valley. My wife and I are adamantly opposed to this very bad idea someone has for rural Cherry Valley.

We inherited the property-which would be right down the street from this-from my parents who had it since the early 1970's. I am a graduate of Beaumont HS. Our retirement has just started and we look forward to the peace and quiet this rural area is known for and I am so familiar with.

Why would anyone think that this area is a great place for a massive warehouse? You yourself must have been out here and seen what a poor fit that would be. Moreno Valley by the Skecher's one would be much more appropriate. Redlands where many are already and over 1 million sq. ft. sit available for lease sit month after month *after* construction. Why Cherry Valley?

We would appreciate hearing your opinion on this matter. If this does go through we for sure will consider selling the "homestead" and moving on-sure don't want too but...

Sincerely,

Ronald L Young DMD



August 22, 2017

Hello Brett Dawson,

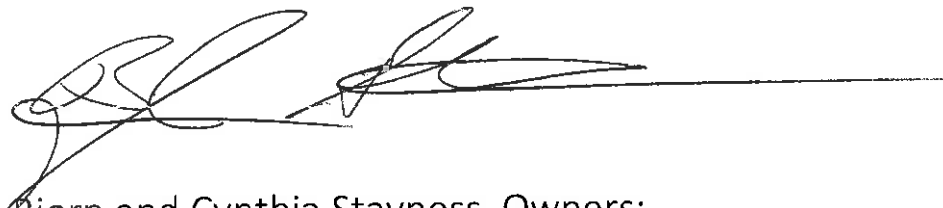
I am a 35 year resident of Cherry Valley and would like to express my extreme opposition to the Gateway Warehouse project that has been proposed.

You have heard of all the reasons, but the most obvious is: Why would anyone want such a huge building and semi-truck traffic anywhere near their rural home? We bought real estate here to get away from such congestion and commerce.

Nobody wants it unless they somehow profit from it.

Please do not allow the project to be approved.

Thank you,

A handwritten signature in black ink, appearing to be "Bjorn and Cynthia Stavness", written over a horizontal line.

Bjorn and Cynthia Stavness, Owners:

9657 Avenida Miravilla, Cherry Valley

38216 Cherry Valley Blvd., Cherry Valley

38176 Vineland St., Cherry Valley

8/22/17

TO: Brett Dawson

We are opposed to the San Joaquin Crossing Project because it would be just west of Cherry Valley and the prevailing winds that come from the west would bring the diesel truck exhaust to our home. It would bring light pollution and an industrial quality to the area, encouraging more industrial growth not in keeping with the rural atmosphere here.

My wife and I have spent the last 36 years working to pay for our home in this rural area because it is rural, as I'm sure most of the other home owners here have and are, as well.

To allow this project is not in keeping with the County General plan for this area which designates it as a "Community of interest" with a "one house-one acre" policy, and the Certainty System in place to "serve the needs of those who value a rural lifestyle". Per page 8 of the Pass Area Plan section of the plan and Page I-7 of the general plan.

Thanks for your attention to this matter.

Dennis Van Doren

Bill Gray Van Fossen

10120 Taylor Dr. Cherry Valley 92223



August 20, 2017

Brett Dawson, Project Manager

County of Riverside

P.O. Box 1409

Riverside, CA 92502-1409

Dear Mr. Dawson:

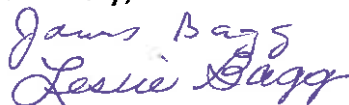
We would like to thank you for caring for our area of the county. If you've been out here personally, you've seen what a nice place it is to live and to bring up your family. My wife and I have been here since 1977. I actually moved here with my family in 1955. We've seen a lot of changes to this area, but we are happy to see it has still retained its family-friendly small town and rather rural atmosphere. We hope it continues to stay that way.

We are writing to you regarding the plan to put the San Gorgonio Crossing Project, a warehouse of nearly 2 million square feet, in the rural area of Cherry Valley. This project when finished will add nearly 800 diesel trucks, with all their fuel emissions, going in and out on Cherry Valley Blvd each day. This is not a family-friendly environment to rear children in.

In addition to that, the light pollution from a giant warehouse will scare away the local wildlife and make it impossible for our children and us to see the stars in the night sky, further degrading the family-friendly, rural atmosphere we all moved out here to enjoy. There are other concerns which we haven't addressed, such as the pollution of our watershed, the increased traffic, the gigantic eyesore of a massive warehouse and the greatly reduced value of our homes because of the industrial atmosphere. All these negatives will destroy the very things for which people have moved out here to our area to bring up their children.

We are, therefore, begging you to have mercy on all of us residents who have made this special area our home and vote to turn down this monstrous project which has been threatening our safety and well-being for far too long.

Sincerely,

A handwritten signature in purple ink that reads "James Bagg" on the top line and "Leslie Bagg" on the bottom line.

James and Leslie Bagg

10120 Donner Trail

Cherry Valley, CA 92223

**Dawson, Brett**

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**From:** Jeannette Payne <jeannette.payne1012@gmail.com>  
**Sent:** Monday, September 18, 2017 9:45 PM  
**To:** Dawson, Brett  
**Subject:** Cherry Valley Development Hearing-Oct 3

Good evening,

I would like to start off by stating that I am ABSOLUTELY DISGUSTED with the idea of this development moving forward. As a member of this beautiful community, I believe this would and will cost this community more than it is worth. This is a quiet community where residents live simple lives away from the city. The last thing we need is to have developers come in and add congestion to this area. Beaumont has an industrial park located off the 60. There is plenty of land in that area. I beg that you leave Cherry Valley the quiet ranching community we love.

I respectfully ask this meeting to be rescheduled in the evening so that all residents that live in this beautiful town can voice our concerns. Thank you for your time.

Jeannette Payne

CHERRY VALLEY PASS ACRES AND NEIGHBORS  
P.O. Box 3257  
BEAUMONT, CALIFORNIA 92223

July 10, 2017

VIA E-MAIL AND U.S. MAIL

*bdawson@rivco.org*

Brett Dawson  
Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

Re: Comments on Recirculated Draft Environmental Impact Report for  
San Gorgonio Crossing Project

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Dear Mr. Dawson:

We are submitting these comments on the Recirculated Draft Environmental Impact Report ("RDEIR") for the San Gorgonio Crossing Project on behalf of Cherry Valley Pass Acres and Neighbors "CVAN") and the Cherry Valley Environmental Planning Group ("CVEPG"). Please provide us with all future notices regarding this Project.

On November 29, 2016, the County of Riverside ("County") circulated a Draft EIR ("DEIR") for the project. CVAN and CVEPG provided comments on the DEIR on January 18, 2017. On May 26, 2017, the County issued the RDEIR, explaining that the revisions were based, in part, on "a comment received from Caltrans after the close of the public comment period, stating that the traffic counts used for the traffic analysis may be significantly different from the current year and should be updated." RDEIR, § 1.1. It states that "an updated traffic study was completed based upon the comments raised from Caltrans" and that "as a result of the new traffic study, updated air quality, greenhouse gas, health risk

Brett Dawson  
July 10, 2017  
Page 2

assessment, and noise studies have been prepared and incorporated into” the RDEIR. *Id.* It states that the revisions “do not increase or alter the project’s development type or intensity but merely clarify information in the Draft EIR.” *Id.*

CVAN and CVEPG incorporate by reference their comments on the DEIR, to the extent that they have not been addressed in the RDEIR. A copy of the prior comment letter is attached hereto as Exhibit A.

CVAN is a California non-profit corporation comprised of more than 300 families, many of whom live and work in Cherry Valley, an unincorporated community of interest located north and east of the proposed project.

CVEPG is a California non-profit corporation that was established to protect and preserve the environment and water supply in and around Cherry Valley.

The RDEIR relates to a proposed project consisting of two 41 foot tall industrial buildings totaling 1,823,760 square feet, with 306 “dock doors,” as well as a General Plan Amendment and Change of Zone to change the applicable zoning from very low density residential to industrial (“the Project”). Construction of the Project will involve extensive grading of approximately 3 million cubic yards of soil. The industrial buildings will be used as a regional distribution center generating nearly 5,000 “passenger car equivalent” vehicle trips each day, which will include more than 1000 “big rig” trips each and every day. (RDEIR, pp. 3.16-21-3.16-22) This means that if the Project operates 24

hours per day, a big rig will enter or exit the facility once every 1.4 minutes, on average, 365 days a year.<sup>1</sup>

Among other deficiencies, discussed in detail below, the RDEIR fails to adequately describe the Project and the environmental setting, fails to adequately disclose and analyze the Project's impacts on land use and planning, and relies on outdated analyses. The RDEIR also fails to analyze a range of environmental impacts, mitigation measures, and alternatives. The RDEIR for the Project fails to provide the public with a thorough, properly defined, and finite description of the Project and its environmental impacts. CEQA requires that an RDEIR analyze the whole of the Project including associated off-site impacts and impacts that are further distant in the future. *See* CEQA Guidelines, §§ 15126 (impact from all phases of the project), 15358(a) (direct and indirect impacts). These requirements help ensure that the public and decision makers are reviewing and deciding on the Project know the full scope of the project and its impacts. EIRs that fail to provide these requirements undermine CEQA's fundamental requirement of public disclosure. An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR. *County of Inyo v. City of Los Angeles*, 71 Cal.App.3d 185 (1977) (an enigmatic or unstable project description impedes public input);

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<sup>1</sup> A major deficiency of the RDEIR is that it provides no disclosure to the public concerning what the operating hours of the facility will be. For purposes of the public services analysis, the RDEIR states that it assumed "for worst case analysis purposes" that the facility would operate 7 days a week, 24 hours a day. (RDEIR, pp. 3.14-12) It is unclear whether this assumption was made for other analyses, and if not, why not. The facility's planned hours of operation must be disclosed and the impacts of those hours of operation must be evaluated.

*see also San Joaquin Raptor/Wildlife Reserve Center v. County of Stanislaus* (1994) 27

Cal.App.4th 713, 730. Unfortunately, the RDEIR contains an incomplete project description and analysis that fails to provide the public and decision makers with the necessary information in order to analyze impacts and mitigation measures.

The RDEIR's Disclosure and Analysis of Impacts on Land Use and Planning are Inadequate

The Project site is located within what the December 8, 2015, County of Riverside General Plan ("2015 General Plan") designated as the "Cherry Valley Gateway Policy Area of Cherry Valley." The land use designation for the Project site is "Very Low Density Residential." (2015 General Plan, Pass Area Plan ("PAP"), p. 12) This designation provides for "single-family detached residences on large parcels of 1 to 2 acres." (*Id.*) The Project seeks to change this land use designation to "Light Industrial." Currently, this land use is not permitted in any portion of the Cherry Valley Gateway Policy Area, and the Project is wholly inappropriate for the site as it would substantially degrade the rural character of the area.

As stated in the PAP, "Cherry Valley, located east of Interstate 10 and north of Beaumont, is a rural and equestrian community with small orchards, mobile homes, and single family residences." (*Id.* at 24) The intent of the Cherry Valley Policy Area "is to maintain the predominantly rural community nature of this area." (*Id.*) The PAP recognizes the "rural atmosphere of the area," the limited capacity of public services, and flooding hazards. (*Id.*)



The PAP provides that the Cherry Valley Gateway Policy Area “shall be developed as a gateway to Cherry Valley” and “*shall be developed to evoke the rural character of that area.*” (*Id.* (emphasis added)) The PAP further states that the Cherry Valley Gateway Policy Area “shall also serve as a community separator between Beaumont and Calimesa,” and that “it is envisioned that clustering and buffering will be utilized *in order to preserve open space and maintain the rural character of the area.*” (*Id.* at 24 (emphasis added))

In an apparent attempt to smooth over unfavorable findings in the DEIR, the County eliminated two of the finding from the DEIR: (1) that “[t]he project would not result in a substantial alteration of the present or planned land use of an area” (DEIR, p. 3-10-21); and (2) that “[t]he Project would be compatible with existing surrounding zoning” (DEIR, p. 3.10-24). The RDEIR now instead concludes that “the Project would not conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.” (RDEIR, p. 3.10-22). The RDEIR makes this claim, despite the clear policy statements of the 2015 General Plan, and the admitted rural nature of the Project site. The 2015 General Plan is the blueprint for development, specifically intended to ensure certain environmental effects, and prevent others. The Project would entirely change the intended rural nature of the Project site. The RDEIR’s analysis of this issue is accordingly legally deficient.

As a preliminary matter, the RDEIR states that “the General Plan acknowledges the potential for higher intensity uses for undeveloped parcels by stating explicitly that ‘[h]igher densities may be allowed through a general plan amendment....’” (RDEIR p. 3.10-24) However, the RDEIR misleadingly fails to include the remainder of the sentence, which states that such higher densities may be allowed “provided such development meets the goals of the policy area.” (PAP, p. 24) The PAP describes the goals of the policy area as follows: “The policy area shall be developed as a gateway to Cherry Valley, and it shall be developed to evoke the rural character of that area. The policy area shall also serve as a community separator between Beaumont and Calimesa. To accomplish these two goals, it is envisioned that clustering and buffering will be utilized in order to preserve open space and maintain the rural character of the area.” (PAP, p. 24)

A nearly 2 million square foot distribution center, generating nearly 5,000 “passenger equivalent” daily trips, which will include more than 1,000 trips by diesel emitting big rig trucks, hardly serves to “maintain the rural character of the area,” nor does it “evoke the rural character” of Cherry Valley. The Project cannot be reconciled with the PAP, and the Project does not “meet the goals” of The Cherry Valley Gateway Policy Area.

In sum, there is no basis for the RDEIR’s conclusion that “the Project would not conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.” (RDEIR, p. 3.10-22) And because the findings were

unsupportable, the RDEIR inappropriately omits the prior findings in the DEIR that the Project “would not result in a substantial alteration of the present or planned land use of an area,” or that “[t]he Project would be compatible with existing and planned surround land uses.” (DEIR, pp. 3.10-21, 3.10-25)

The RDEIR acknowledges that a threshold of significance is whether the Project is “consistent with the land use designations and policies of the General Plan....” (RDEIR, p. 3.10-20) Yet the findings of the RDEIR avoid discussion of this issue. While the DEIR found that the Project “would be consistent with the land use designations and policies of the General Plan” (DEIR, p. 3.10-28), the RDEIR deletes this language, in addition to language from other related sections, as discussed above. Moreover, the RDEIR includes no analysis at all as to how a nearly 2 million square foot distribution center (generating nearly 5,000 “passenger equivalent” vehicle trips a day) “evokes the rural character” of Cherry Valley. In fact, it does not, and is irreconcilably inconsistent with the 2015 General Plan and PAP.<sup>2</sup>

Finally, there is no basis for the RDEIR’s finding that “[t]he project would not disrupt or divide the physical arrangement of an established community[.]” (RDEIR, p. 3.10-21) The Project site is within Cherry Valley, which the PAP describes as “a charming

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<sup>2</sup> The RDEIR also fails to discuss policy LU 22.3 of the 2015 General Plan, which states that when an area such as Cherry Valley has been designated as a “rural community,” the County will “[e]nsure that development does not adversely impact the open space and rural character of the surrounding area.” (2015 General Plan, LU-50) Here, there can be little question that the Project will adversely impact the rural character of Cherry Valley, given its proposed industrial (and non-agricultural) uses, and the resulting impacts (including noise, light, aesthetic, air pollution, water supply).

community distinguished by and named after a concentration of cherry orchards.” (PAP, p. 8) The Riverside Local Area Formation Commission has designated Cherry Valley “as an Unincorporated Community in order to preserve this existing rural character.” (*Id.*) Yet the RDEIR utterly fails to disclose and analyze impacts that this Project would have on the overall Cherry Valley community.

The RDEIR’s Disclosure, Analysis, and Mitigation of the Project’s Aesthetic Impacts are Inadequate.

As discussed above, the Project imposes a huge (nearly 2 million square foot) distribution facility on a property that is currently vacant and serves as a gateway to Cherry Valley. The RDEIR’s conclusion that the Project will have a less than significant impact on scenic resources is based on a woefully inadequate analysis, consisting of visual “simulations” from 14 locations. (RDEIR, Exhibit 3.1-3) All of these locations are in relatively close proximity to the Project site, and none of them appear to be within the Cherry Valley Policy area, particularly areas that are to the north and east of the Project site. It is essential that the aesthetic impacts on these areas be evaluated, including the impacts of nighttime lighting on the rural environment. In addition, we note that none of the visual simulations depict the proposed Project (i.e., two massive distribution center buildings). The simulations are thus inherently misleading.

The analysis of aesthetic impacts also does not evaluate the impacts of the Yucaipa Valley Water District (“YVWD”) water storage tanks proposed for the Project sites, instead impermissibly deferring analysis until YVWD conducts its own environmental

review. RDEIR, p. 2-23. These known future effects of the Project need to be evaluated now. Finally, the RDEIR fails to sufficiently analyze the impacts of the significant big rig truck traffic on aesthetics. RDEIR, pp. 3.1-30-3.1-31. Currently, the Project site is undeveloped with minimal traffic. The Project will generate nearly 5,000 “passenger equivalent” vehicle trips a day. The RDEIR only briefly discusses the effect of headlights at nights. *Id.* This constant parade of big rigs is likely to have a significant aesthetic impact on the public, and Cherry Valley specifically, beyond just an increase in light from headlights and needs to be evaluated.

The RDEIR’s analysis, and mitigation of light impacts, is also inadequate. While recognizing that the Project has a potentially significant impact on nighttime views in the area, the RDEIR fails to clearly disclose those impacts, particularly in areas of Cherry Valley that are to the north and east of the Project. And after conceding that there may be potentially significant impacts, the proposed mitigation measure is merely the future submission of a “photometric plan” to be submitted to the County, without any specific standards. This supposed mitigation measure thus fails as a matter of law.

The RDEIR Fails Adequately to Disclose, Analyze and Mitigate Impacts to Agricultural Resources

The RDEIR recognizes that the approved Project site land uses include agriculture, and that the Project site contains nearly 150 acres of “Farmland of Local Importance.” (RDEIR, p. 3.2-1; Exhibit 3.2-1) The RDEIR also recognizes that the Project site is currently utilized for agricultural uses (grazing), as are surrounding properties, which

also are used for grazing and horse ranching. (*Id.*) The Project will unquestionably convert this farmland to non-agricultural resources. The loss of agricultural resources should be fully mitigated, yet the RDEIR contains no mitigation measures to address this impact. The RDEIR should consider, among other things, the use of conservation easements to mitigate the Project's impacts.

The RDEIR's Disclosure, Analysis, and Mitigation of Air Quality Impacts and Greenhouse Gas Emissions are Inadequate.

The RDEIR concedes that the Project will have significant impacts on air quality, both during construction and operation. Yet the EIR does not impose any meaningful mitigation measures on the operation of the facility, beyond imposing informational and seemingly voluntary requirements on the tenants. (RDEIR, p. 3.3-38) These mitigation measures do not satisfy CEQA. Mitigation measures must be "fully enforceable through permit conditions, agreements, or other measures" so "that feasible mitigation measures will actually be implemented as a condition of development." *Federation of Hillside & Canyon Ass'ns v. City of Los Angeles*, 83 Cal.App.4th 1252, 1261 (2000). The RDEIR added language that was not in the DEIR stating that the Mitigation Monitoring and Reporting Program "shall be enforced through the preparation [sic] permit conditions, agreements, or other measures as a condition of development." RDEIR, p. 3.3-37. But it does not explain how the specific components of the proposed operational mitigation would actually be made enforceable. These types of non-binding mitigation measures fail to meet CEQA's standards of full enforceability.



The analysis of Greenhouse Gas Emissions is deficient in several respects.

First, as with air quality impacts, the RDEIR fails to consider a full range of mitigation measures. The Project should fully mitigate its significant air quality and climate change impacts. In addition, the County and applicant should consult with expert agencies, such as the California Air Resources Board, the California Air Pollution Control Officer's Association, and the South Coast Air Quality Management District, to, among other things, identify feasible alternatives and mitigation measures.

The CEQA Guidelines require the lead agency to "make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." Guidelines § 15064.4(a).

The RDEIR improperly fails to disclose key assumptions made about trip lengths for heavy-duty trucks, nor does it disclose the basis for its assumptions about the percentage of daily trips that would be made by these vehicles. The RDEIR also fails to account for air quality impacts within the Salton Sea Air Basin, Mojave Desert Air District, and the San Diego County Air Basin violating CEQA's requirements that an RDEIR must analyze whether the Project "[v]iolates any air quality standard or contributes substantially to an existing or projected air quality violation." Guidelines App. G § III(b).

The RDEIR also fails to account for the emissions associated with manufacturing and transport of building materials, and operational goods for the project. For example, construction of nearly 2 million square feet of development will take substantial amounts of construction material including concrete. Cement and concrete manufacture is

extremely energy intensive producing a large amount of greenhouse gas emissions. The manufacture of concrete accounts for roughly 3% of California's greenhouse gas emissions. These numbers must be integrated into the greenhouse gas emissions significance determination in order to perform the good faith analysis required under CEQA. CEQA requires that "an agency must use its best efforts to find out and disclose all that it reasonably can" (Guidelines § 15144), that an RDEIR must make "good faith effort at full disclosure" (Guidelines §15151), and that an impact may only be deemed speculative "after thorough investigation." (Guidelines § 15145).

As part of its analysis of global warming impacts, the RDEIR must also address black carbon, an important short-lived pollutant that contributes to global and regional warming. Black carbon is produced by incomplete combustion and is the black component of soot. Although combustion produces a mixture of black carbon and organic carbon, the proportion of black carbon produced by burning fossil fuels, such as diesel, is much greater than that produced by burning biomass.<sup>3</sup> Black carbon heats the atmosphere through a variety of mechanisms. First, it is highly efficient at absorbing solar radiation and in turn heating the surrounding atmosphere. Second, atmospheric black carbon absorbs reflected radiation from the surface. Third, when black carbon lands on snow and

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<sup>3</sup> Ramanathan V. & Carmichael G., *Global and Regional Climate Changes Due to Black Carbon*, Nature Geoscience 1:221-227 (2008) ("Ramanathan & Carmichael 2008"). [http://www.climate.org/PDF/Ram\\_Carmichael.pdf](http://www.climate.org/PDF/Ram_Carmichael.pdf); Jacobson M., *Strong Radiative Heating Due to Mixing State of Black Carbon in Atmospheric Controls*, Nature 499: 695- 697 (2001) ("Jacobson 2001"). <http://www.stanford.edu/group/efmh/jacobson/Articles/VI/nature.pdf>

ice, it reduces the reflectivity of the white surface which causes increased atmospheric warming as well as accelerates the rate of snow and ice melt. Fourth, it evaporates low clouds. (Ramanathan & Carmichael 2008; Jacobson 2001). Black carbon is also detrimental to human health. Black carbon has been linked to a variety of circulatory diseases. One study found an increased mortality rate was correlated with exposure to black carbon.<sup>4</sup> Like greenhouse gases, black carbon emissions from various types of engines and activities can be estimated through numerical calculations. (Bond 2004). Thus, there is no reason why black carbon can reasonably be omitted from these estimates. The RDEIR fails to analyze the impacts of black carbon emissions during both the construction and operation phase of the project. The Project will result in a large increase in diesel exhaust from the existing conditions, which is a major source of black carbon.

In addition to thoroughly evaluating project alternatives, because it is clear that the Project's greenhouse gas emissions will cumulatively contribute to global warming, "the EIR must propose and describe mitigation measures that will minimize the significant environmental effects that the EIR has identified." *Napa Citizens for Honest Gov't v. Napa County Bd. of Supervisors*, 91 Cal.App.4th 342, 360 (2001). CEQA requires that agencies "mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so." Pub. Res. Code § 21002.1(b). CEQA

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<sup>4</sup> Maynard D. et al., *Mortality risk associated with short-term exposure to traffic particles and sulfates*. <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1867995/>

specifically requires lead agencies to “consider feasible means, supported by substantial evidence and subject to monitoring or reporting, of mitigating the significant effects of greenhouse gas emissions.” Guidelines § 15126.4(c). Mitigation of a project’s significant impacts is one of the “most important” functions of CEQA. *Sierra Club v. Gilroy City Council*, 222 Cal.App.3d 30, 41 (1990). Therefore, it is the “policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures which will avoid or substantially lessen the significant environmental effects of such projects.” Pub. Res. Code § 21002.

There are any number of additional feasible measures that can be incorporated to reduce vehicle miles traveled, energy use, waste, water consumption, and other sources of emissions. The California Air Pollution Control Officer’s Association White Paper on CEQA and Climate Change identifies existing and potential mitigation measures that could be applied to projects during the CEQA process to reduce a project’s GHG emissions. The California Office of the Attorney General also has developed a list of reduction mechanisms to be incorporated through the CEQA process. These resources provide a varied array of mitigation measures to be incorporated in both the programmatic and project level. The RDEIR evaluates a few mitigation measures but determines that none are feasible. RDEIR, pp. 3.3-40-3.3-41. The RDEIR must include a more robust analysis of a greater variety of mitigation measures to determine whether they are feasible in reducing the Project’s significant greenhouse gas impacts.

The RDEIR also fails to address how the projected effects of global warming will exacerbate the impacts of the Project. CEQA requires that an EIR “analyze any significant environmental effects the project might cause by bringing development and people into the affected area.” Guidelines § 15126.2(a). The air quality analysis must disclose how the increased temperatures in the project area will exacerbate the already severe air quality conditions. Riverside County in particular, has some of the worst air quality in the nation, even when compared to other highly urban, populated counties in California. Riverside County is ranked as one of the “Dirtiest/Worst Counties” in the United States for almost all criteria pollutants under the Clean Air Act. Climate change is having a major adverse impact on numerous plant and animal species. The RDEIR should have disclosed this threat to species, and discussed the potentiality of the Project contributing to the massive problem. Finally, climate change will have a major adverse impact on water supplies; the RDEIR should have disclosed these impacts and discussed the potential for the Project to contribute to this problem. The RDEIR must use its best efforts to find out and disclose all it reasonably can about the impacts of climate change on the environment and—most importantly—use that information to form an educated opinion about how to plan and adapt for the impacts of climate change.

The RDEIR’s Disclosure, Analysis and Mitigation of Biological Impacts are Legally Deficient

The RDEIR concedes that the Project site contains burrows that could support the Western Burrowing Owl, which is considered to be a Bird of Conservation Concern by

the U.S. Fish and Wildlife Service. Burrowing Owls are listed as a Species of Concern in California. California's remaining burrowing owls are threatened primarily by habitat loss to urban development, persecution of ground squirrels, and intensive agricultural practices. The practice of evicting owls from development sites is accelerating local extinction of owls from rapidly urbanizing areas. Other factors contributing to the decline of owls statewide include destruction of burrows through disking and grading, impacts of pesticides, increased predation by nonnative or feral species, habitat fragmentation, and other human-caused mortality from vehicle strikes, electrified fences, collisions with wind turbines, shooting, and vandalism of nesting sites.

The RDEIR fails to adequately account for the Project threats to local and regional populations of the burrowing owl, or adequately mitigate for the loss of burrowing owl populations. Burrows were found on the Project site, and the site, and adjacent areas, contained potential burrowing owl habitat. (RDEIR, p. 3.4-30; Appendix C, p. 4)<sup>5</sup> The mitigation measures of avoiding burrowing owls when they are present will not mitigate the decline in population and loss of habitat that the project contributes to. Considering the magnitude of threats, and ongoing population decline in the Project area the Project poses a substantial threat to the Burrowing Owl.

The RDEIR relies upon the MSHCP for mitigation of both direct and cumulative biological impacts related to this project. However, the RDEIR fails to disclose

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<sup>5</sup> In addition, the surveys for burrowing owls appear to be outdated, last conducted either in 2013 or 2008. (RDEIR, Appendix C)



the uncertainty regarding the implementation of mitigation measures contemplated in the MSHCP to provide for the mitigation of potentially significant impacts to biological resources relied upon in the MSHCP and RDEIR. The failure to require binding and effective mitigation, disclose the uncertainties associated with mitigation, and analyze the provision of other sources of mitigation and the environmental impacts of those mitigation measures violates CEQA. Additionally, the RDEIR presents no information regarding impacts to covered species from pesticide use associated with the project.

The RDEIR fails to disclose or analyze the impacts of light pollution on wildlife. Light pollution is a major problem that can significantly confuse migratory birds and otherwise disturb and disrupt wildlife foraging and breeding. Light pollution can seriously threaten the continual survival of numerous species. The RDEIR needs to fully disclose these risks; only then can the likely effectiveness of proposed mitigation measures be evaluated when compared to the severity of the risk. Given the impact that light pollution has on wildlife species, particularly migratory birds such as the many species that utilize the SJWA as habitat, the proposed mitigation measures are inadequate to protect against this harm. This is especially true in light of evidence showing that light pollution can be felt as far as 100 miles away.

The RDEIR's Disclosure, Analysis and Mitigation of Traffic Impacts are Legally Deficient.

The Project will result in a 24 hour a day parade of big rig trucks into an area that is known for its rural charm. They will reach the Project site via Interstate 10, with a single exit in each direction. The Project will result in the degradation of service at the east

bound ramp of I-10 from "C" in the morning to "F." (RDEIR, p. 3.16-46) Service at Calimesa Boulevard and Cherry Valley Boulevard also will degrade to "D" during the afternoon hours. While the RDEIR concedes that this is a significant adverse impact, the only mitigation measures that the RDEIR identifies are payment of various "fair share" fees to pay for future roadway improvements. And even with these payments, the RDEIR admits that the impacts will be significant and "unavoidable."

The RDEIR's traffic analysis is deficient for several reasons.

First, the RDEIR contains no analysis concerning whether, and if so, to what degree, the payment of "fair share" fees will mitigate traffic impacts. Without such analysis, and evidence of when such improves will go on line, it is impossible for the decision maker to evaluate the efficacy of the mitigation.

Second, the RDEIR (and its traffic study) fail to evaluate the direct and cumulative impacts at other key streets and intersections; namely, Beaumont Avenue to I-10, Cherry Valley Boulevard to Highland Springs Road, Highland Springs Road to I-10, Brookside Avenue between Beaumont Avenue and I-10, and Oak Valley Parkway between Cherry Valley Boulevard and I-10. Given the deterioration of service at the closest I-10 on ramp (at Cherry Valley Road) it is likely that many of the thousands of trips that the Project will generate will attempt these routes. In addition, the EIR utterly fails to evaluate impacts on State Highway 60.

The RDEIR's Water Supply Analysis is Legally Deficient

The RDEIR's analysis of impacts on water supply are woefully inadequate, starting with its discussion of the Project's planned water consumption. On the same page of the RDEIR, it is estimated that the Project will consume either 42,840 gallons of potable water each day (15,636,600 gallons per year) or 11,140,000 gallons per year. (RDEIR, p. 3.17-21) The RDEIR, on the same page, states that the Project will consume either 12.35 million gallons of "recycled" water for landscaping each year, or 8.99 million gallons each year. (*Id.*) Later, the RDEIR states that "[r]ecycled (outdoor) water for landscape irrigation is estimated to be 8.99 million gallons per year for a total of 20.35 million gallons a year of water required to serve the project." (RDEIR, p. 3.17-25) There is no attempt to reconcile these divergent figures, rendering the RDEIR deficient as an informational document.

The RDEIR purports to rely on the YVWD's 2010 Urban Water Management Plan. However, no such document is available at the web address provided in the RDEIR. In fact at the time the RDEIR was circulated for public comment (in November 2016), the operable document was the 2015 San Bernardino Valley Regional Urban Water Management Plan ("2015 UWMP").<sup>6</sup> The 2015 UWMP does not identify demand from the Project in its analysis of the YVWD's water supply calculation. And the 2015 UWMP states that "[r]ecycled water was not used in 2010 nor projected for use in 2015." (2015 UWMP, p. 12-27). It is impossible to reconcile this statement with the RDEIR's assertion that recycled

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<http://publicdocuments.yvwd.dst.ca.us/WebLinkPublic/0/edoc/181411/2015%20Regional%20Urban%20Water%20Management%20Plan%20-%20YVWD.pdf>

water will supply 12.35 million gallons (or 8.8 million gallons) of recycled water to the Project each and every year.

The failure to present this information to the public and the decision makers renders the RDEIR legally deficient. The failure to include this information also undercuts the conclusion that impacts to water resources will not be significant.

The Project also requires annexation into the YVWD, and if this occurs infrastructure will be needed to constructed deliver water to the Project, including construction of two 1 million gallon water storage tanks on the Project site. But there is no disclosure and analysis of impacts associated with this annexation or the construction of this infrastructure, including aesthetic impacts and growth inducing impacts. Once again, without this analysis the RDEIR fails as an informational document, and also improperly **segments** the Project. The impacts of the entire Project, including the modification of the YVWD's service area and construction of substantial new infrastructure, must be included in this RDEIR, so that the public can understand the full scope of the Project's, environmental impacts.

The RDEIR's Disclosure, Analysis and Mitigation of Significant Noise Impacts are Deficient.

The Project will generate nearly 5,000 "passenger car equivalent" vehicle trips per day, and will potentially operate on a 24 hour per day basis. The RDEIR concedes that noise from the Project will likely exceed local nighttime operational noise level standards. (RDEIR, pp. 3.12-25-3.12-27) The RDEIR's solution to this significant impact is to require

that loading bays be equipped “with sealed gasket bay doors.” (*Id.*) Yet there is no analysis in the RDEIR of the efficacy of this solution, nor does this appear to be an enforceable project condition. Beyond that, the RDEIR failed to consider other feasible mitigation, such as curtailing the hours of operation of the distribution center.

The noise analysis is deficient in other respects. In examining off site noise impacts, the RDEIR did not assess impacts on the approved Sunny Cal residential project directly across the street from the Project. (RDEIR, Appendix II, Exhibit 4) Further, the RDEIR did not evaluate off site impacts to the north and east of the project. The RDEIR did not evaluate noises associated with backup “warning beepers” that may be required of vehicles entering the distribution center.

The RDEIR’s Discussion of the Project’s Growth Inducing Impacts is Deficient

The RDEIR’s minimal discussion of the Project’s growth inducing impacts hardly meets the standards imposed by CEQA. The RDEIR concedes that currently no water and wastewater is available at the Project site, and that in order to accommodate the development “off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard will be constructed.” (RDEIR, p. 5-1). The RDEIR also notes that two 1 million gallon water storage tanks will also be constructed “to serve other properties in the Yucaipa Valley Water District (YVWD) service area.” (RDEIR, p. 5-2). And the RDEIR admits that the construction of these facilities “would potentially encourage subsequent development by

removing infrastructure barriers to growth in the vicinity of the project.”<sup>7</sup> But there is no discussion, even in a general way, of where these impacts are likely to occur (i.e., immediately in the vicinity of Project or in other areas of the YVWD service area, or elsewhere?) In addition, the RDEIR should discuss the growth inducing impacts of bringing YVWD water into an area traditionally served by the Beaumont Cherry Valley Water District, which has faced significant restrictions on its supply of water.

The RDEIR’s Discussion of the Project’s Cumulative Impacts is Deficient

In its cumulative impacts analysis, the RDEIR does not clearly identify the projects that are being considered as likely to produce similar impacts, nor does it provide any analysis as to why the study area was defined as it was. As a result, the RDEIR fails as an informational document. At a minimum, the RDEIR must provide the analysis discussed above, and also must include all projects in the area near the Project (Banning, Beaumont, Moreno Valley, Cabazon, Calimesa, Yucaipa and unincorporated western Riverside County). In particular, the RDEIR must consider the Butterfield (4862 homes), Rancho San Geronio (3385 homes), and O’Donnell Business Park (1 million square feet of warehousing) projects in Banning.<sup>8</sup> However, it is critical that the RDEIR carefully analyze all projects within the

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<sup>7</sup> As is discussed above, another failure of the RDEIR is its failure to disclose and analyze the environmental impacts of this major infrastructure project.

<sup>8</sup> Projects in neighboring cities that should be considered in the cumulative impacts analysis can be located here: <http://www.ci.beaumont.ca.us/DocumentCenter/Home/View/233>  
<http://www.ci.banning.ca.us/106/Major-Commercial-Projects>  
<http://www.ci.banning.ca.us/298/Major-Residential-Projects>  
<http://www.moreno-valley.ca.us/edd/pdfs/new-pdfs/new-dev-sum.pdf>  
[http://yucaipa.org/wp-content/uploads/com\\_dev/Update.pdf](http://yucaipa.org/wp-content/uploads/com_dev/Update.pdf)



study area (adjacent unincorporated areas of Riverside County, and other neighboring cities' (Banning, Beaumont, Moreno Valley, Cabazon, Calimesa, Yucaipa)) that contribute to regional impacts relating to traffic, air quality, and impacts on water usage. Because of the manner in which the RDEIR has been drafted, we do know that the RDEIR has not considered impacts from many projects within this area:

The RDEIR Fails to Adequately Analyze a Reasonable Range of Alternatives.

The RDEIR fails to consider a meaningful analysis of reasonable alternatives to the Project in order to lessen or avoid the Project's significant impacts. CEQA mandates that significant environmental damage be avoided or substantially lessened where feasible. Pub. Res. Code § 21002; Guidelines §§ 15002(a)(3), 15021(a)(2), 15126(d). A rigorous analysis of reasonable alternatives to the project must be provided to comply with this strict mandate. "Without meaningful analysis of alternatives in the EIR, neither courts nor the public can fulfill their proper roles in the CEQA process." *Laurel Heights Improvement Ass'n v. Regents of University of California*, 47 Cal.3d 376, 404 (1988). Moreover, "[a] potential alternative should not be excluded from consideration merely because it 'would impede to some degree the attainment of the project objectives, or would be more costly' even when that alternative includes Project development on an alternative site. *Save Round Valley Alliance v. County of Inyo*, 157 Cal. App. 4th 1437, 1456-57 (2007) (quotations omitted).

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<http://www.cityofcalimesa.net/planning.htm>

Here, the RDEIR failed to consider a reasonable range of alternatives, most significantly by not considering an alternative site. The RDEIR dismisses an alternate site as infeasible because the Project proponent does not own another site, because “no other site was deemed sufficient to support the project,” and because any other project would have the same impacts. (RDEIR, p. 6-2) However, there is utterly no analysis to support these conclusions, particularly that there is no other location in southern California with equivalent access to I-10. In addition, the statement that an alternative site would have the same impacts is simply untrue. Another site would not be located within a rural and equestrian community, which the County by policy seeks to maintain. Thus, an alternative location would not necessary have the same land use and aesthetic impacts as the Project site, and may also have reduced noise, traffic, water supply and air quality impacts. The RDEIR should carefully analyze these issues before rejecting this alternative out of hand.

Other feasible alternatives that the RDEIR should have considered would be a facility served by rail (thus potentially reducing air pollution and traffic issues), the use of the Project site for a school, and the use of the site for commercial retail. In addition, the RDEIR’s rejection of other, less environmental damaging alternatives (e.g., no project and Cherry Valley Gateway Specific Plan Alternative) based on failure to satisfy the project objectives is improper; the RDEIR cannot avoid an analysis of a reasonable range of alternatives by narrowly drawing project objectives, as appears to be the case here.

In sum, the Project will have significant and long standing environmental impacts on the Pass Area, and its residents, and will degrade, and destroy the rural character

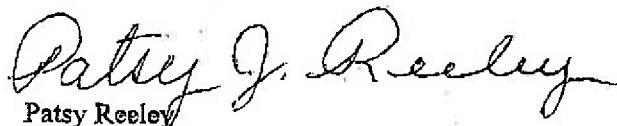
Brett Dawson

7/7/2017

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of the existing Cherry Valley Community. As such, we urge you to reject this Project so that a future property owner can develop the property in a manner that is consistent with the objectives of the Pass Area Plan and serves the needs of the residents of the Pass Area.

Very truly yours,



Patsy Reeley

President Cherry Valley Pass Acres & Neighbors



Patrick Doherty

President Cherry Valley Environmental Planning  
Group

cc: Robert C. Goodman, Esq.

# EXHIBIT A

**CHERRY VALLEY PASS ACRES AND NEIGHBORS  
P.O. Box 3257  
BEAUMONT, CALIFORNIA 92223**

January 18, 2017

**VIA E-MAIL**

*bdawson@rctlma.org*

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Re: Comments on Draft Environmental Impact Report for  
San Gorgonio Crossing Project

Dear Mr. Dawson:

We are submitting these comments on the Draft Environmental Impact Report ("EIR") for the San Gorgonio Crossing Project on behalf of Cherry Valley Pass Acres and Neighbors ("CVAN") and the Cherry Valley Environmental Planning Group ("CVEPG"). Please provide us with all future notices regarding this Project.

CVAN is a California non-profit corporation comprised of more than 300 families, many of whom live and work in Cherry Valley, an unincorporated community of interest located north and east of the proposed project.

CVEPG is a California non-profit corporation that was established to protect and preserve the environment and water supply in and around Cherry Valley.

The EIR relates to a proposed project consisting of two 41 foot tall industrial buildings totaling 1,823,760 square feet, with 306 "dock doors," as well as a General Plan Amendment and Change of Zone to change the applicable zoning from very low density

residential to industrial ("the Project"). Construction of the Project will involve extensive grading of approximately 3 million cubic yards of soil. The industrial buildings will be used as a regional distribution center generating nearly 5,000 "passenger equivalent" vehicle trips each day, which will include more than 1000 "big rig" trips each and every day. (EIR, 3.16-21-3.16-22) This means that if the Project operates 24 hours per day, a big rig will enter or exit the facility once every 1.4 minutes, on average, 365 days a year.<sup>1</sup>

Among other deficiencies, discussed in detail below, the EIR fails to adequately describe the Project and the environmental setting, fails to adequately disclose and analyze the Project's impacts on land use and planning, and relies on outdated analyses. The EIR also fails to analyze a range of environmental impacts, mitigation measures, and alternatives. The EIR for the Project fails to provide the public with a thorough, properly defined, and finite description of the Project and its environmental impacts. CEQA requires that an EIR analyze the whole of the Project including associated off site impacts and impacts that are further distant in the future. *See* CEQA Guidelines, §§ 15126 (impact from all phases of the project), 15358(a) (direct and indirect impacts). These requirements help ensure that the public and decision makers are reviewing and deciding on the Project know the full scope of the project and its impacts. EIRs that fail to

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<sup>1</sup> A major deficiency of the EIR is that it provides no disclosure to the public concerning what the operating hours of the facility will be. For purposes of the public services analysis, the EIR states that it assumed "for worst case analysis purposes" that the facility would operate 7 days a week, 24 hours a day. (EIR, 3.14-12) It is unclear whether this assumption was made for other analyses, and if not, why not. It is essential that the facility's planned hours of operation be disclosed, and that the impacts related to those hours of operation be evaluated.



provide these requirements undermine CEQA's fundamental requirement of public disclosure. An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR. *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185 (an enigmatic or unstable project description impedes public input); *See also San Joaquin Raptor/Wildlife Reserve Center v. County of Stanislaus* (1994) 27 Cal.App.4th 713, 730. Unfortunately, the EIR contains an incomplete project description and analysis that fails to provide the public and decision makers with the necessary information in order to analyze impacts and mitigation measures.

The EIR's Disclosure and Analysis of Impacts on Land Use and Planning are Inadequate

The Project site is located within what the December 8, 2015, County of Riverside General Plan ("2015 General Plan") designated as the "Cherry Valley Gateway Policy Area of Cherry Valley." The land use designation for the Project site is "Very Low Density Residential." (2015 General Plan, Pass Area Plan ("PAP"), p. 12) This designation provides for "single-family detached residences on large parcels of 1 to 2 acres." (*Id.*) The Project seeks to change this land use designation to "Light Industrial." Currently, this land use is not permitted in any portion of the Cherry Valley Gateway Policy Area, and the Project is wholly inappropriate for the site as it would substantially degrade the rural character of the area.

As stated in the PAP, "Cherry Valley, located east of Interstate 10 and north of Beaumont, is a rural and equestrian community with small orchards, mobile homes, and

single family residences.” (*Id.*, p. 24) The intent of the Cherry Valley Policy Area “is to maintain the predominantly rural community nature of this area.” (*Id.*) The PAP recognizes the “rural atmosphere of the area,” the limited capacity of public services, and flooding hazards. (*Id.*)

The PAP provides that the Cherry Valley Gateway Policy Area “shall be developed as a gateway to Cherry Valley” and “*shall be developed to evoke the rural character of that area.*” (*Id.*, (emphasis added)). The PAP further states that the Cherry Valley Gateway Policy Area “shall also serve as a community separator between Beaumont and Calimesa,” and that “it is envisioned that clustering and buffering will be utilized *in order to preserve open space and maintain the rural character of the area.*” (*Id.*, at p. 24 (emphasis added))<sup>2</sup>

Despite the clear policy statements of the 2015 General Plan, and the admitted rural nature of the Project site, the EIR concludes that “the Project would not result in a substantial alteration of the present or planned land use of an area” and that “[t]he Project would be compatible with existing and planned surround land uses.” (EIR, 3.10-21, 3.10-25) The EIR’s analysis of this issue is legally deficient.

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<sup>2</sup> The EIR improperly, and inexplicably, fails to consider the 2015 General Plan, instead relying on what it refers to as the “2008 County of Riverside General Plan” and the “2014 County of Riverside General Plan.” (EIR, 1-13; 9-10, 9-11) In fact, the 2008 General Plan was never adopted and the 2014 General Plan does not exist. See <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx> (“In 2008 baseline General Plan documents were created, but never formally adopted, as prelude to the GPA No. 960 update project.”) Failure to consider the actual General Plan renders the entire EIR deficient.

As a preliminary matter, the EIR states that “the General Plan acknowledges the potential for higher intensity uses for undeveloped parcels by stating explicitly that ‘[h]igher densities may be allowed through a general plan amendment...’” (EIR 3.10-22) However, the EIR misleadingly fails to include the remainder of the sentence, which states that such higher densities may be allowed “provided such development meets the goals of the policy area.” (PAP, p. 24) The PAP describes the goals of the policy area as follows: “The policy area shall be developed as a gateway to Cherry Valley, and it shall be developed to evoke the rural character of that area. The policy area shall also serve as a community separator between Beaumont and Calimesa. To accomplish these two goals, it is envisioned that clustering and buffering will be utilized in order to preserve open space and maintain the rural character of the area.” (PAP, p. 24)

A nearly 2 million square foot distribution center, generating nearly 5,000 “passenger equivalent” daily trips, which will include more than 1,000 trips by diesel emitting big rig trucks, hardly serves to “maintain the rural character of the area,” nor does it “evoke the rural character” of Cherry Valley. In short, the Project cannot be reconciled with the PAP, and the Project does not “meet the goals” of The Cherry Valley Gateway Policy Area.

The EIR also seeks to justify the conversion of the rural Project site to an industrial use by claiming that the General Plan Foundation Component for the site is “Community Development” and that the Community Development Foundation “includes ‘urban’ land uses (industrial and business park) such as those being proposed as part of the

project.” (EIR, 3.10-21-3.10- 22) While the EIR offers no citation for this statement, the 2015 General Plan generally identifies the components of the Community Development component as follows: “those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses.” (2015 General Plan, Land Use Element, LU-4) But the EIR ignores the 2015 General Plan’s policy LU 28.1, which states that for properties such as the Project site (which is designated for residential land use) the County’s policy is to “[a]ccommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.” (2015 General Plan, LU-57) Similarly, the EIR ignores the 2015 General Plan’s statement of policy LU 30.1, which provides that new industrial uses are to be “in areas appropriately designated by General Plan and area plan land use maps.” (2015 General Plan, LU-60)

In sum, there is no basis for the EIR’s conclusion that the Project “would not result in a substantial alteration of the present or planned land use of an area,” (EIR, 3.10-21) or that “[t]he Project would be compatible with existing and planned surround land uses.” (EIR, 3.10-25)

Given the foregoing discussion concerning the 2015 General Plan and the PAP, the EIR’s conclusion that “the project would be consistent with the land use designations and policies of the General Plan” is mystifying. (EIR, 3.10-28) As a preliminary matter, Table 3.10-3, which purports to show consistency, does not include any references to the applicable 2015 General Plan. The EIR thus utterly fails to discuss policies

LU-28.1 and LU-57, discussed above. Moreover, the EIR includes no analysis at all as to how a nearly 2 million square foot distribution center (generating nearly 5,000 “passenger equivalent” vehicle trips a day) “evokes the rural character” of Cherry Valley. In fact, it does not, and is irreconcilably inconsistent with the 2015 General Plan and PAP.<sup>3</sup>

Finally, there is no basis for the EIR’s finding that “[t]he project would not disrupt or divide the physical arrangement of an established community[.]” (EIR, 3.10-39) The Project site is within Cherry Valley, which the PAP describes as “a charming community distinguished by and named after a concentration of cherry orchards.” (PAP, 8) The Riverside Local Area Formation Commission has designated Cherry Valley “as an Unincorporated Community in order to preserve this existing rural character.” (*Id.*) Yet the EIR utterly fails to disclose and analyze impacts that this Project would have on the overall Cherry Valley community.

The EIR’s Disclosure, Analysis, and Mitigation of the Project’s Aesthetic Impacts are Inadequate.

As discussed above, the Project imposes a huge (nearly 2 million square foot) distribution facility on a property that is currently vacant, and serves as a gateway to Cherry Valley. The EIR’s conclusion that the Project will have a less than significant impact on

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<sup>3</sup> The EIR also fails to discuss policy LU 22.3 of the 2015 General Plan, which states that when an area such as Cherry Valley has been designated as a “rural community,” the County will “[e]nsure that development does not adversely impact the open space and rural character of the surrounding area.” (2015 General Plan, LU-50) Here, there can be little question that the Project will adversely impact the rural character of Cherry Valley, given its proposed industrial (and non-agricultural) uses, and the resulting impacts (including noise, light, aesthetic, air pollution, water supply).

scenic resources is based on a woefully inadequate analysis, consisting of visual “simulations” from 14 locations. (EIR, Exhibit 3.1-3) All of these locations are in relatively close proximity to the Project site, and none of them appear to be within the Cherry Valley Policy area, particularly areas that are to the north and east of the Project site. It is essential that the aesthetic impacts on these areas be evaluated, including the impacts of nighttime lighting on the rural environment. In addition, we note that none of the visual simulations depict the proposed Project (i.e., two massive distribution center buildings). The simulations are thus inherently misleading.

The analysis of aesthetic impacts also does not evaluate the impacts of the Yucaipa Valley Water District (“YVWD”) water storage tanks proposed for the Project sites. These too need to be evaluated. Finally, the EIR fails to analyze the impacts of the significant big rig truck traffic on aesthetics. Currently, the Project site is undeveloped with minimal traffic. The Project will generate nearly 5,000 “passenger equivalent” vehicle trips a day. This constant parade of big rigs is likely to have a significant aesthetic impact on the public, and Cherry Valley specifically, and needs to be evaluated.

The EIR’s analysis, and mitigation of light impacts, is also inadequate. While recognizing that the Project has a potentially significant impact on nighttime views in the area, the EIR fails to clearly disclose those impacts, particularly in areas of Cherry Valley that are to the north and east of the Project. And after conceding that there may be potentially significant impacts, the proposed mitigation measure is merely the future



submission of a “photometric plan” to be submitted to the County, without any specific standards. This supposed mitigation measure thus fails as a matter of law.

The EIR Fails Adequately to Disclose, Analyze and Mitigate Impacts to  
Agricultural Resources

The EIR recognizes that the approved Project site land uses include agriculture, and that the Project site contains nearly 150 acres of “Farmland of Local Importance.” (EIR, 3.2-1; Exhibit 3.2-1) The EIR also recognizes that the Project site is currently utilized for agricultural uses (grazing), as are surrounding properties, which also are used for grazing and horse ranching. (*Id.*) The Project will unquestionably convert this farmland to non-agricultural resources. The loss of agricultural resources should be fully mitigated, yet the EIR contains no mitigation measures to address this impact. The EIR should consider, among other things, the use of conservation easements to mitigate the Project’s impacts.

The EIR’s Disclosure, Analysis, and Mitigation of Air Quality Impacts and  
Greenhouse Gas Emissions are Inadequate.

The EIR concedes that the Project will have significant impacts on air quality, both during construction and operation. Yet the EIR does not impose any meaningful mitigation measures on the operation of the facility, beyond imposing informational and seemingly voluntary requirements on the tenants. (EIR 3.3-29) These mitigation measures do not satisfy CEQA. Mitigation measures must be “fully enforceable through permit conditions, agreements, or other measures” so “that feasible mitigation measures will

actually be implemented as a condition of development.” *Federation of Hillside & Canyon Ass'ns v. City of Los Angeles*, 83 Cal.App.4th 1252, 1261 (2000). These type of non-binding mitigation measures fails to meet CEQA’s standards of full enforceability.

The analysis of Greenhouse Gas Emissions is deficient in several respects. First, as with air quality impacts, the EIR fails to consider a full range of mitigation measures. The Project should fully mitigate its significant air quality and climate change impacts. In addition, the County and applicant should consult with expert agencies, such as the California Air Resources Board, the California Air Pollution Control Officer’s Association, and the South Coast Air Quality Management District, to, among other things, identify feasible alternatives and mitigation measures.

The CEQA Guidelines require the lead agency to “make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.” Guidelines § 15064.4(a).

The EIR improperly fails to disclose key assumptions made about trip lengths for heavy-duty trucks, nor does it disclose the basis for its assumptions about the percentage of daily trips that would be made by these vehicles. The EIR also fails to account for air quality impacts within the Salton Sea Air Basin, Mojave Desert Air District, and the San Diego County Air Basin violating CEQA’s requirements that an EIR must analyze whether the Project “[v]iolates any air quality standard or contributes substantially to an existing or projected air quality violation.” CEQA Guidelines App. G § III(b).

The EIR also fails to account for the emissions associated with manufacturing and transport of building materials, and operational goods for the project. For example, construction of nearly 2 million square feet of development will take substantial amounts of construction material including concrete. Cement and concrete manufacture is extremely energy intensive producing a large amount of greenhouse gas emissions. The manufacture of concrete accounts for roughly 3% of California's greenhouse gas emissions. These numbers must be integrated into the greenhouse gas emissions significance determination in order to perform the good faith analysis required under CEQA. CEQA requires that "an agency must use its best efforts to find out and disclose all that it reasonably can" (Guidelines § 15144), that an EIR must make "good faith effort at full disclosure" (Guidelines §15151), and that an impact may only be deemed speculative "after thorough investigation." (Guidelines § 15145).

As part of its analysis of global warming impacts, the EIR must also address black carbon, an important short-lived pollutant that contributes to global and regional warming. Black carbon is produced by incomplete combustion and is the black component of soot. Although combustion produces a mixture of black carbon and organic carbon, the proportion of black carbon produced by burning fossil fuels, such as diesel, is much greater than that produced by burning biomass.<sup>4</sup> Black carbon heats the atmosphere

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<sup>4</sup> Ramanathan V. & Carmichael G., *Global and Regional Climate Changes Due to Black Carbon*, Nature Geoscience 1:221-227 (2008) ("Ramanathan & Carmichael 2008". [http://www.climate.org/PDF/Ram\\_Carmichael.pdf](http://www.climate.org/PDF/Ram_Carmichael.pdf); Jacobson M., *Strong Radiative Heating Due to the Mixing State of Black Carbon in Atmospheric Controls*, Nature 499: 695- 697

through a variety of mechanisms. First, it is highly efficient at absorbing solar radiation and in turn heating the surrounding atmosphere. Second, atmospheric black carbon absorbs reflected radiation from the surface. Third, when black carbon lands on snow and ice, it reduces the reflectivity of the white surface which causes increased atmospheric warming as well as accelerates the rate of snow and ice melt. Fourth, it evaporates low clouds. (Ramanathan & Carmichael 2008; Jacobson 2001). Black carbon is also detrimental to human health. Black carbon has been linked to a variety of circulatory diseases. One study found an increased mortality rate was correlated with exposure to black carbon.<sup>5</sup> Like greenhouse gases, black carbon emissions from various types of engines and activities can be estimated through numerical calculations. (Bond 2004). Thus, there is no reason why black carbon can reasonably be omitted from these estimates. The EIR fails to analyze the impacts of black carbon emissions during both the construction and operation phase of the project. The Project will result in a large increase in diesel exhaust from the existing conditions, which is a major source of black carbon.

In addition to thoroughly evaluating project alternatives, because it is clear that the Project's greenhouse gas emissions will cumulatively contribute to global warming,

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(2001)(“Jacobson 2001”).  
<http://www.stanford.edu/group/efmh/jacobson/Articles/VI/nature.pdf>

<sup>5</sup> Maynard D. et al., *Mortality risk associated with short-term exposure to traffic particles and sulfates*.  
<http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1867995/>

“the EIR must propose and describe mitigation measures that will minimize the significant environmental effects that the EIR has identified.” *Napa Citizens for Honest Gov’t v. Napa County Bd. of Supervisors*, 91 Cal.App.4th 342, 360 (2001). CEQA requires that agencies “mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so.” Pub. Res. Code § 21002.1(b). CEQA specifically requires lead agencies to “consider feasible means, supported by substantial evidence and subject to monitoring or reporting, of mitigating the significant effects of greenhouse gas emissions.” Guidelines § 15126.4 (c). Mitigation of a project’s significant impacts is one of the “most important” functions of CEQA. *Sierra Club v. Gilroy City Council*, 222 Cal.App.3d 30, 41 (1990). Therefore, it is the “policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures which will avoid or substantially lessen the significant environmental effects of such projects.” Pub. Res. Code § 21002.

There are any number of additional feasible measures that can be incorporated to reduce vehicle miles traveled, energy use, waste, water consumption, and other sources of emissions. The California Air Pollution Control Officer’s Association White Paper on CEQA and Climate Change identifies existing and potential mitigation measures that could be applied to projects during the CEQA process to reduce a project’s GHG emissions. The California Office of the Attorney General also has developed a list of reduction mechanisms to be incorporated through the CEQA process. These resources provide a varied array of mitigation measures to be incorporated in both the programmatic and project level. These

mitigation measures must be analyzed to determine whether they are feasible in reducing the Project's significant greenhouse gas impacts.

The EIR also fails to address how the projected effects of global warming will exacerbate the impacts of the Project. CEQA requires that an EIR "analyze any significant environmental effects the project might cause by bringing development and people into the affected area." Guidelines § 15126.2(a). The air quality analysis must disclose how the increased temperatures in the project area will exacerbate the already severe air quality conditions. Riverside County in particular, has some of the worst air quality in the nation, even when compared to other highly urban, populated counties in California. Riverside County is ranked as one of the "Dirtiest/Worst Counties" in the United States for almost all criteria pollutants under the Clean Air Act. Climate change is having a major adverse impact on numerous plant and animal species. The EIR should have disclosed this threat to species, and discussed the potentiality of the Project contributing to the massive problem. Finally, climate change will have a major adverse impact on water supplies; the EIR should have disclosed these impacts and discussed the potential for the Project to contribute to this problem. The EIR must use its best efforts to find out and disclose all it reasonably can about the impacts of climate change on the environment and—most importantly—use that information to form an educated opinion about how to plan and adapt for the impacts of climate change.



The EIR's Disclosure, Analysis and Mitigation of Biological Impacts are  
Legally Deficient

The EIR concedes that the Project site contains burrows that could support the Western Burrowing Owl, which is considered to be a Bird of Conservation Concern by the U.S. Fish and Wildlife Service (USFWS). Burrowing Owls are listed as a Species of Concern in California. California's remaining burrowing owls are threatened primarily by habitat loss to urban development, persecution of ground squirrels, and intensive agricultural practices. The practice of evicting owls from development sites is accelerating local extinction of owls from rapidly urbanizing areas. Other factors contributing to the decline of owls statewide include destruction of burrows through disking and grading, impacts of pesticides, increased predation by nonnative or feral species, habitat fragmentation, and other human-caused mortality from vehicle strikes, electrified fences, collisions with wind turbines, shooting, and vandalism of nesting sites.

The EIR fails to adequately account for the Project threats to local and regional populations of the burrowing owl, or adequately mitigate for the loss of burrowing owl populations. Burrows were found on the Project site, and the site, and adjacent areas, contained potential burrowing owl habitat. (EIR at 4.4-29; App. C at 4)<sup>6</sup> The mitigation measures of avoiding burrowing owls when they are present will not mitigate the decline in

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<sup>6</sup> In addition, the surveys for burrowing owls appear to be outdated, last conducted either in 2013 or 2008. (EIR, Appendix C)

population and loss of habitat that the project contributes to. Considering the magnitude of threats, and ongoing population decline in the Project area the Project poses a substantial threat to the Burrowing Owl.

The EIR relies upon the MSHCP for mitigation of both direct and cumulative biological impacts related to this project. However, the EIR fails to disclose the uncertainty regarding the implementation of mitigation measures contemplated in the MSHCP to provide for the mitigation of potentially significant impacts to biological resources relied upon in the MSHCP and EIR. The failure to require binding and effective mitigation, disclose the uncertainties associated with mitigation, and analyze the provision of other sources of mitigation and the environmental impacts of those mitigation measures violates CEQA. Additionally, the EIR presents no information regarding impacts to covered species from pesticide use associated with the project.

The EIR fails to disclose or analyze the impacts of light pollution on wildlife. Light pollution is a major problem that can significantly confuse migratory birds and otherwise disturb and disrupt wildlife foraging and breeding. Light pollution can seriously threaten the continual survival of numerous species. The EIR needs to fully disclose these risks; only then can the likely effectiveness of proposed mitigation measures be evaluated when compared to the severity of the risk. Given the impact that light pollution has on wildlife species, particularly migratory birds such as the many species that utilize the SJWA as habitat, the proposed mitigation measures are inadequate to protect against this

harm. This is especially true in light of evidence showing that light pollution can be felt as far as 100 miles away.

The EIR's Disclosure, Analysis and Mitigation of Traffic Impacts are Legally Deficient.

The Project will result in a 24 hour a day parade of big rig trucks into an area that is known for its rural charm. They will reach the Project site via Interstate 10, with a single exit in each direction. The Project will result in the degradation of service at the east bound ramp of I-10 from "C" in the morning to "F," and a degradation of the west bound ramp from "D" to "F" in the afternoon. (EIR 3.16-43) Service at Calimesa Boulevard and Cherry Valley Boulevard also will degrade to "F" during the morning and afternoon hours. While the EIR concedes that this is a significant adverse impact, the only mitigation measures that the EIR identifies are payment of various "fair share" fees to pay for future roadway improvements. And even with these payments, the EIR admits that the impacts will be significant and "unavoidable."

The EIR's traffic analysis is deficient for several reasons. First, it is based on an improper baseline – 2014 conditions rather than 2016 conditions (when the EIR was circulated for public comment). Without understanding baseline conditions the decision makers are unable to evaluate the Project's direct and cumulative impacts.

Second, the EIR contains no analysis concerning whether, and if so, to what degree, the payment of "fair share" fees will mitigate traffic impacts. Without such analysis,

and evidence of when such improves will go on line, it is impossible for the decision maker to evaluate the efficacy of the mitigation.

Third, the EIR (and its traffic study) fail to evaluate the direct and cumulative impacts at other key streets and intersections; namely, Beaumont Avenue to I-10, Cherry Valley Boulevard to Highland Springs Road, Highland Springs Road to I-10, Brookside Avenue between Beaumont Avenue and I-10, and Oak Valley Parkway between Cherry Valley Boulevard and I-10. Given the deterioration of service at the closest I-10 on ramp (at Cherry Valley Road) it is likely that many of the thousands of trips that the Project will generate will attempt these routes. In addition, the EIR utterly fails to evaluate impacts on State Highway 60.

The EIR's Water Supply Analysis is Legally Deficient

The EIR's analysis of impacts on water supply are woefully inadequate, starting with its discussion of the Project's planned water consumption. On the same page of the EIR, it is estimated that the Project will consume either 42,840 gallons of potable water each day (15,636,600 gallons per year) or 11,140,000 gallons per year. (EIR, 3.17-19) The EIR, on the same page, states that the Project will consume either 12.35 million gallons of "recycled" water for landscaping each year, or 8.8 million gallons each year. (*Id.*) Later, the EIR states that "[r]ecycled (outdoor) water for landscape irrigation is estimated to be 89.81 million gallons per year (YVWD 2013), for a total of 19.95 million." (EIR, 3.17-21) There is no attempt to reconcile these wildly divergent figures, rendering the EIR deficient as an informational document.

The EIR claims that “[b]ased on the determination by the YVWD in the [Water Supply Assessment], the proposed project’s water needs will be met by existing and future supplies. YVWD would have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded entitlements will be needed.” (EIR, 3.17-22). However, no water supply assessment is included within the exhibits to the EIR, nor is any such water supply assessment available on the YVWD website. The EIR fails as an information document if a foundational document, such as this supposed water supply assessment, is not made available to the public and to decision makers.

The EIR also purports to rely on the YVWD’s 2010 Urban Water Management Plan. However, no such document is available at the web address provided in the EIR. In fact at the time the EIR was circulated for public comment (in November 2016), the operable document was the 2015 San Bernardino Valley Regional Urban Water Management Plan ( “2015 UWMP”).<sup>7</sup> The 2015 UWMP does not identify demand from the Project in its analysis of the YVWD’s water supply calculation. And the 2015 UWMP states that “[r]ecycled water was not used in 2010 nor projected for use in 2015.” (2015 UWMP, p. 12-27). It is impossible to reconcile this statement with the EIR’s assertion that recycled water will supply 12.35 million gallons (or 8.8 million gallons, or 89.81 million gallons) of recycled water to the Project each and every year.

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<http://publicdocuments.yvwd.dst.ca.us/WebLinkPublic/0/edoc/181411/2015%20Regional%20Urban%20Water%20Management%20Plan%20-%20YVWD.pdf>

The failure to present this information to the public and the decision makers renders the EIR legally deficient. The failure to include this information also undercuts the conclusion that impacts to water resources will not be significant.

The Project also requires annexation into the YVWD, and if this occurs infrastructure will be needed to constructed deliver water to the Project, including construction of two 1 million gallon water storage tanks on the Project site. But there is no disclosure and analysis of impacts associated with this annexation or the construction of this infrastructure, including aesthetic impacts and growth inducing impacts. Once again, without this analysis the EIR fails as an informational document, and also improperly **regiments** the Project. The impacts of the entire Project, including the modification of the YVWD's service area and construction of substantial new infrastructure, must be included in this EIR, so that the public can understand the full scope of the Project's, environmental impacts.

The EIR's Disclosure, Analysis and Mitigation of Significant Noise Impacts are Deficient.

The Project will generate nearly 5,000 "passenger car equivalent" vehicle trips per day, and will potentially operate on a 24 hour per day basis. The EIR concedes that noise from the Project will likely exceed local nighttime operational noise level standards. (EIR, 3.12-34-3.12-35) The EIR's solution to this significant impact is to require that loading bays be equipped "with sealed gasket bay doors." (*Id.*) Yet there is no analysis in the EIR of the efficacy of this solution, nor does this appear to be an enforceable project condition. Beyond



that, the EIR failed to consider other feasible mitigation, such as curtailing the hours of operation of the distribution center.

The noise analysis is deficient in other respects. In examining off site noise impacts, the EIR did not assess impacts on the approved Sunny Cal residential project directly across the street from the Project. (EIR, Appendix H, Exhibit 4) Further, the EIR did not evaluate off site impacts to the north and east of the project. The EIR did not evaluate noises associated with backup "warning beepers" that may be required of vehicles entering the distribution center.

The EIR's Discussion of the Project's Growth Inducing Impacts is Deficient

The EIR's minimal discussion of the Project's growth inducing impacts hardly meets the standards imposed by CEQA. The EIR concedes that currently no water and wastewater is available at the Project site, and that in order to accommodate the development "off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard will be constructed." (EIR, 5-1). The EIR also notes that two 1 million gallon water storage tanks will also be constructed "to serve other properties in the Yucaipa Valley Water District service area." (EIR, 5-2). And the EIR admits that the construction of these facilities "would potentially encourage subsequent development by removing infrastructure barriers to growth in the vicinity of the project."<sup>8</sup> But there is no discussion, even in a general way, of where these impacts are likely to occur (i.e., immediately in the vicinity of Project or in other

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<sup>8</sup> As is discussed above, another failure of the EIR is its failure to disclose and analyze the environmental impacts of this major infrastructure project.

areas of the YVWD service area, or elsewhere?) In addition, the EIR should discuss the growth inducing impacts of bringing YVWD water into an area traditionally served by the Beaumont Cherry Valley Water District, which has faced significant restrictions on its supply of water.

The EIR's Discussion of the Project's Cumulative Impacts is Deficient

In its cumulative impacts analysis, the EIR does not clearly identify the projects that are being considered as likely to produce similar impacts, nor does it provide any analysis as to why the study area was defined as it was. As a result, the EIR fails as an informational document. At a minimum, the EIR must provide the analysis discussed above, and also must include all projects in the area near the Project (Banning, Beaumont, Moreno Valley, Cabazon, Calimesa, Yucaipa and unincorporated western Riverside County). In particular, the EIR must consider the Butterfield (4862 homes), Rancho San Geronio (3385 homes), and O'Donnell Business Park (1 million square feet of warehousing) projects in Banning.<sup>9</sup> However, it is critical that the EIR carefully analyze all projects within the study area (adjacent unincorporated areas of Riverside County, and other neighboring cities' (Banning, Beaumont, Moreno Valley, Cabazon, Calimesa, Yucaipa)) that contribute to regional impacts relating to traffic, air quality,

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<sup>9</sup>Projects in neighboring cities that should be considered in the cumulative impacts analysis can be located here: <http://www.ci.beaumont.ca.us/DocumentCenter/Home/View/233>  
<http://www.ci.banning.ca.us/106/Major-Commercial-Projects>  
<http://www.ci.banning.ca.us/298/Major-Residential-Projects>  
<http://www.moreno-valley.ca.us/edd/pdfs/new-pdfs/new-dev-sum.pdf>  
[http://yucaipa.org/wp-content/uploads/com\\_dev/Update.pdf](http://yucaipa.org/wp-content/uploads/com_dev/Update.pdf)  
<http://www.cityofcalimesa.net/planning.htm>

and impacts on water usage. Because of the manner in which the EIR has been drafted, we do know that the EIR has not considered impacts from many projects within this area.

The EIR Fails to Adequately Analyze a Reasonable Range of Alternatives.

The EIR fails to consider a meaningful analysis of reasonable alternatives to the Project in order to lessen or avoid the Project's significant impacts. CEQA mandates that significant environmental damage be avoided or substantially lessened where feasible. Pub. Res. Code § 21002; Guidelines §§ 15002(a)(3), 15021(a)(2), 15126(d). A rigorous analysis of reasonable alternatives to the project must be provided to comply with this strict mandate. "Without meaningful analysis of alternatives in the EIR, neither courts nor the public can fulfill their proper roles in the CEQA process." *Laurel Heights Improvement Ass'n v. Regents of University of California*, 47 Cal.3d 376, 404 (1988). Moreover, "[a] potential alternative should not be excluded from consideration merely because it 'would impede to some degree the attainment of the project objectives, or would be more costly' even when that alternative includes Project development on an alternative site. *Save Round Valley Alliance v. County of Inyo*, 157 Cal. App. 4th 1437, 1456-57 (2007) (quotations omitted).

Here, the EIR failed to consider a reasonable range of alternatives, most significantly by not considering an alternative site. The EIR dismisses an alternate site as infeasible because the Project proponent does not own another site, because "no other site was deemed sufficient to support the project," and because any other project would have the same impacts. (EIR, 6.2) However, there is utterly no analysis to support these conclusions,

particularly that there is no other location in southern California with equivalent access to I-10. In addition, the statement that an alternative site would have the same impacts is simply untrue. Another site would not be located within a rural and equestrian community, which the County by policy seeks to maintain. Thus, an alternative location would not necessarily have the same land use and aesthetic impacts as the Project site, and may also have reduced noise, traffic, water supply and air quality impacts. The EIR should carefully analyze these issues before rejecting this alternative out of hand.

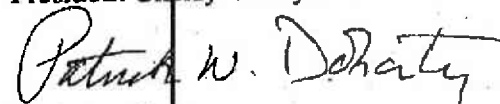
Other feasible alternatives that the EIR should have considered would be a facility served by rail (thus potentially reducing air pollution and traffic issues), the use of the Project site for a school, and the use of the site for commercial retail. In addition, the EIR's rejection of other, less environmental damaging alternatives (e.g., no project and Cherry Valley Gateway Specific Plan Alternative) based on failure to satisfy the project objectives is improper; the EIR cannot avoid an analysis of a reasonable range of alternatives by narrowly drawing project objectives, as appears to be the case here.

Brett Dawson  
January 18, 2017  
Page 25

In sum, the Project will have significant and long standing environmental impacts on the Pass Area, and its residents, and will degrade, and destroy the rural character of the existing Cherry Valley Community. As such, we urge you to reject this Project so that a future property owner can develop the property in a manner that is consistent with the objectives of the Pass Area Plan and serves the needs of the residents of the Pass Area.

Very truly yours,

  
Patsy Reelley  
President Cherry Valley Pass Acres & Neighbors

  
Patrick Doherty  
President Cherry Valley Environmental Planning  
Group

cc: Robert C. Goodman, Esq.

- H. Where is proof that the design complies with CalGreenCode Title 24 building energy efficiency requirements that offer builders better windows, insulation, lighting, ventilation systems that reduce energy consumption. The roof top Solar will only account for 23 percent of the electrical needs of the building and the buildings are magnamous energy consumers. Can you even image the amount of electricity needed to cool these buildings? That is an average of 500 2000 square foot houses, a major tract. In a disaster, these buildings will tip the scale of whether we face a black out or not. They just can't come on line in the scale of fragile energy resources.
- I. Sketchers at 1.8 million Square Feet did not create the jobs that were promised and many of these warehouses are going to robotics which supplied jobs for engineers for awhile and, then, the automation trumps the people. And once again there are no clients and this is a tax write off.
- J. Gateway will create a Heat Island and strong thermal activity off the adjoining fields. This will impact the cherry crops and other agricultural enterprises. Cherry blossoms could be blown away by strong wind.

This is too much building, grading, draining the Earth for resources to create another slab of concrete and massive buildings. Stop the Gateway and donate the property to the Riverside County Habitat Conservation Authority



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

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*Make Conservation  
A California Way of Life.*Airport Land Use Commission  
Received

OCT 05 2017

September 28, 2017

Paul Rull  
Project Planner  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Interstate-10 Gateway Center Project Parcel Map 36564 Plot Plan 25337 (Riv 10 PM R3.08)

Mr. Rull,

We have completed our initial review for the above mentioned proposal (PM36564) to create three industrial parcels-(PP25337) to construct an industrial distribution facility consisting of two industrial buildings totaling 2,560,000 square feet with 428 bay doors. This project comprises approximately 246.5 acres located within the Riverside County unincorporated community of Cherry Valley.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- Please clarify which square footage is correct. Exhibit 1-1 Preliminary Site Plan located on Page 14 depicts a different building square footage. Also on Page 15 of Exhibit 1-2 Location Map shows intersection 5 as "Driveway 2" not "Street 2". For consistency throughout the report please use either "Street 2" or "Driveway 2".
- Page 17 Section 1.3 under Study Area, states that Exhibit 1-2 presents the study area roadway network intersection analysis locations and freeway mainline segments, however, Page 15 shows Exhibit 1-2 as Location Map. Please correct title.
- Page 21 title Existing Plus Ambient Growth Plus Project (2018) Conditions. Please explain what is (2018) Conditions represent.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

- Page 28 Section 1.6.2 Site Access Improvements, under section Street 2 at Cherry Valley Blvd states that SB Approach: has one left turn lane and one shared through-right turn lane. However, Page 30 Exhibit 1-4 Site Access On-Site Circulation Recommendations shows intersection 5 SB has one left turn lane and one right turn lane. Please correct the statement under section 1.6.2 based on the signal No.5 configuration.
- Page 41 Section 3.4 under Existing Traffic Counts states that the traffic volumes were counted on December 8, 2016. Please explain why the report on Page 16 Section 1.2 under Analysis Scenarios states Existing (2017) Conditions.
- Page 46 Section 3.5 under Existing Condition operations Analysis state that the following intersection experiences unacceptable conditions. I-10 WB Ramps/Cherry Valley Blvd., LOS "F" AM Peak Hour Only which is consistent with Table 3-1 and Exhibit 3-8. However, Table 3-1 and Exhibit 3-8 both show that I-10 WB Ramps experiencing unacceptable conditions LOS "F" AM and PM Peak Hour. Please correct the statement based on traffic analysis.
- Page 48 Exhibit 3-6 Existing (2017) AM Peak Hour Intersection Volumes. Please check all traffic turning movements, volumes provided are not balanced and not consistent with what is stated in Appendix 3.1 Traffic Count Data, December 2016, even-though Exhibit 3-6 shows existing 2017.
- Page 52 Section 3.8 Existing Conditions Freeway Segment Analysis. Please provide the existing freeway segment traffic counts data and show how the data was obtained.
- Page 59 Section 4.1 under Project Trip Generation states that the proposed project is anticipated to generate approximately 205 (288 PCE) AM Peak Hour Trips and 223 (335 PCE) PM Peak Hour Trips. Each of these was reviewed and approved by the County of Riverside as part of the Traffic Study Scoping process. Since the study is referring to Appendix 1.1 as scoping process, please explain why Appendix 1.1 shows a different Proposed Trip Generation of 369 AM Peak Hour Trips and 403 PM Peak Hour Trips. Also approved traffic study scoping agreement has the Existing Year of 2012 and Project Built of 2014.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

October 1, 2017

Brett Dawson, Project Mgr.  
County of Riverside  
P. O. Box 1409  
Riverside, CA 92502-1409

Re: The 2 Million Square Foot Monstrosity  
aka San Gorgonio Crossing

Dear Mr. Dawson,

I object to this project because of the following:

Traffic – estimates that up to 800 trucks a day will be coming in and out of this warehouse. Just recently, several stop signs have been added. It won't be easy for these trucks to maneuver through these intersections in a timely manner. Also, a 487 home project is being planned with Cherry Valley Boulevard the only entrance and exit to the freeway for miles. Traffic already backs up onto the freeway. If this warehouse is approved, you will have trucks and cars backed up all the way to Calimesa heading eastbound and backed up all the way to Banning heading westbound. There have been horrific accidents caused by traffic backing up on freeways and if something like this happens, the county will be held liable.

Other concerns are air pollution, biological impacts, light pollution, wild life corridor concerns, reduced home values, and clean water concerns and aesthetics.

Speaking of aesthetics, the County of Riverside approved a general plan for the pass area entitled:


Cherry Valley Gateway Policy Area: "The Cherry Valley Gateway Policy area is located at the westerly edge of the community of Cherry Valley in an area that is presently largely agricultural or undeveloped. The policy area shall be developed as a gateway to Cherry Valley and it shall be developed to evoke the rural character of that area . . ."

"Provision shall be made for establishment of a visible entrance feature for Cherry Valley within this area that evokes the rural identity of the community."

This 2 million square foot monstrosity does not evoke the rural identity of the community and if this project is approved, goes against the general plan approved by the County of Riverside.

It is respectfully requested that this project not be approved because of the above concerns and again, this project goes against the general plan approved by the County of Riverside.

Sincerely,

  
Lori Knapp

38761 Cherrystone Ave  
Cherry Valley CA 92223  
951-727-6569

October 1, 2017

Brett Dawson, Project Mgr.  
County of Riverside  
P. O. Box 1409  
Riverside, CA 92502-1409

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Sincerely,

*Barbara Knapp*  
BARBARA KNAPP





October 1, 2017

Brett Dawson, Project Mgr.  
County of Riverside  
P. O. Box 1409  
Riverside, CA 92502-1409

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Sincerely,

*Candace Richmond*  
CANDACE RICHMOND  
38725 CHERRYSTONE AVENUE  
CHERRY VALLEY, CA 92223

Dear Mr. Dawson,

My husband and I moved to Cherry Valley 11 years ago when we discovered this hidden little gem. We had never even heard of Cherry Valley before that time. We sold our home in Bellflower, CA to come here and spend the rest of our lives in this quaint, serene, beautiful little country side. We go to bed every night listening to the sound of owls and coyotes howling and look up into the sky at the millions of stars and thank the Lord for giving us this beautiful paradise. We wake up and watch the rabbits graze in our yard, the quail run through, the beautiful birds eating from our feeders and the sound of the wood peckers in our trees. We are in such awe of our home we call Cherry Valley.

We are horrified at the thought of a Mega Warehouse coming in and destroying all that Cherry Valley is, and stands for! How can you even consider this, not to mention Cherry Valley IS TO BE PROTECTED BY LAW FROM BUILDING SUCH!!! WE DO HAVE LAWS AND THIS IS WHY WE HAVE THEM! YOU CAN'T JUST OVERRIDE WHAT THE LAWS STATE AND WHAT THE PEOPLE OF CHERRY VALLEY WANT!!

I could go on and on with many reasons why this should not be here and the impact it would have on all of us. I have brought with me several letters from my neighbors that were not able to come today. They, we, basically all feel the same way. I would like to read some of the letters on their behalf.

Thank you,

Andy & Vicki Zinelis

9174 Bonita Drive, Cherry Valley

951-797-3230

*Vicki Zinelis* 10/3/17

October 2, 2017

Brett Dawson  
Project Manager  
County of Riverside  
P.O. Box 1409  
Riverside, CA92502-1409

Dear Mr. Dawson,

I am writing to you as a concerned resident and business owner in Riverside County, CA. My husband and I relocated our family from Orange County, CA to the Inland Empire over a decade ago. We helped my parents to relocate here from Los Angeles County shortly thereafter. We chose this area because of the wide open spaces, lack of air and noise pollution, proximity to nature, and for the ability to raise our children outside of a big city atmosphere.

I am aware of the proposed plan to build a mega warehouse off of the 10 freeway in Cherry Valley. If you spend some time out here, it will become apparent that this is a special place. On any given day, you see horses, cows, and goats roaming the fields. A healthy population of hawks soar over our skies. You can hear the owls hoot at night. We have bobcat, mountain lion, and coyote. Many of the residents farm chickens and grow their own gardens. At night, the quiet and the dark sky provide a sense of calmness and peace.

These are all things that no longer exist in areas that have been taken over by massive commercial operations. Our relatively calm streets will be inundated with big rig traffic and noise. Our skies will fill with the pollution of thousands of trucks. Our peaceful, beautiful, quaint town will become the gateway for more and more development.

As a business owner, I understand that difficult financial decisions must be made even when they are not popular. So must moral and ethical ones. Riverside is a vast county. Please consider developing in those areas instead. I am humbly asking as a taxpayer and business owner of this county to please consider the detrimental impact this development will have on the citizens and on the future of our town. Leave Cherry Valley wild and rural and beautiful like it has been for generations. Not many children in this county get to grow up in such a special place.

I thank you for your consideration in this very important matter.

Best Regards,

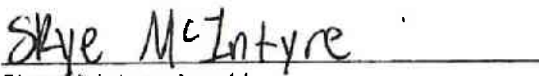


Christine M. McIntyre  
9285 Rancho Drive  
Cherry Valley, CA 92223

Director of Operations  
McIntyre Law Group  
166 W. Ramsey Street  
Banning, CA 92220



Avery McIntyre, Age 12



Skye McIntyre, Age 11

Brett Dawson

9/20/2017

Property Manager

County of Riverside

P.O. Box 1409

Riverside, CA 92502

I cannot understand how you could even consider putting a two million square foot warehouse on Cherry Valley Blvd. I have lived in Cherry Valley for over twenty years and Cherry Valley Blvd. is a "main" road for Cherry Valley, as well as Beaumont to access the 10 Freeway for work, many shopping centers, and commuting kids to and from school. An estimated 800 trucks on the road a day will make it absolutely, impossible for the residence to travel the road.

Other objectives include the excessive noise and "high" air pollution that will also affect the Cherry Valley residents, their family and animals, as well as the wild life in this rural area. The EPA and International Agency of Research have both found that diesel trucks are the highest polluters of potential human carcinogens effecting our lungs and irritation to eyes, nose and throat.

To complicate things even worse, evidently the City of Beaumont is attempting annex the old Sunny Cal Egg Ranch on Cherry Valley Blvd. and add another 497 homes. This is right near your proposed project. How do you think this will affect traffic?

**SAY NO TO THIS PROJECT!**

There must be a better location for this warehouse!!! I am sure you would not want this huge structure, traffic, air pollution, and decreasing property values in your back yard.



Donna Alsop

9167 Rancho Dr.

Cherry Valley, CA 92223

(951) 769-5411

October 2, 2017

County of Riverside:

We are residence of Cherry Valley and bought our home here just a year ago because we love how the community is small, quant, rural and basically "country". We were made aware that there was an ordinance done years ago that would prevent large business' (warehouses) from coming into Cherry Valley. Now we here that the "big money" is winning over what our community wants. I am disgusted with the idea of a huge warehouse coming into Cherry Valley.

Please support our community and do not let this monstrosity come into our small and quant community. There are plenty other places along the 10 near the railway system that can accommodate this type of building.

We again have "money" talking and taking over which completely contradicts what our community wants. Please stop this from happening!! I am sure our community can get enough backing from attorneys to put a stay on this project and postpone it to the point that the company wanting to build this will either look elsewhere, or cost them to much money to pursue having this horrible eyesore in our area.

We are concerned citizens and we would like our voice to be heard instead of the "big money" to be heard.

Sincerely,

Brian and Raenel Peterson

9060 Bonita Road

Cherry Valley, CA 92223



October 02, 2017

Brett Dawson  
Project Manager  
County of Riverside  
PO Box 1409  
Riverside CA, 92502-1409

RE: STOP GATEWAY WAREHOUSE  
Mr. Dawson,

I am writing this letter with great concern and pleading with you to STOP the Gateway Warehouse Project!

I have resided in Cherry Valley for over fifteen years with my family in this little rural town. My family and I built a custom home in Cherry Valley fifteen years ago because we fell in love with the rural, beautiful scenery, clean air and the slow pace of this town.

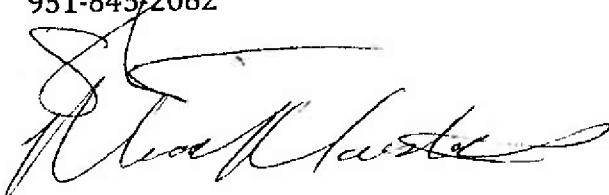
I have two children that attend the local schools, Mountain View Middle School and Beaumont High School. My Children are active in all the sports in the local community and spend majority of their time outside doing these activities. This is one reason why I am so concerned and need this project STOPPED! I can only imagine what detriment this will cause air quality, when 700-800 trucks start stopping at the warehouse. Diesel exhaust has been classified as a human carcinogen by the United States Environmental Protection Agency. The particulates of diesel trucks irritate the eyes, nose, throat and lungs and contribute to respiratory problems. I moved here to Cherry Valley so that my children could prosper in a clean air environment and I am upset that with the GATEWAY WAREHOUSE PROJECT all that would change. Why would this even be considered, especially with these schools within 5 miles of the project!

My Family and I choose this city for its rural beauty, the clear night sky with little light pollution and now with this project we would no longer be able to view the stars from our back yard as the light pollution from this project would make the area bright and ugly.

The traffic on and off the Highway would be impacted with about 800 trucks diesel trucks going in and out every day and this will make Cherry Valley BLVD undrivable! The water runoff from these warehouses would pollute our local water basin and a large warehouse would be a terrible eyesore, destroying the rural beauty of the area.

There are some things in life that are out of our control, but not this project. You can make a stand and do what is right for Cherry Valley and STOP the Gateway Warehouse Project.

Cory and Micah Marsteller  
9245 Beauview Drive  
Cherry Valley, CA 92223  
951-845-2082



October 2, 2017

Riverside County Planning Department

Riverside, Ca 92501

Attn: Mr. Brett Dawson, Project Planner

RE: San Gorgonio Crossing DEIR #534

Dear Mr. Dawson

My name is Joe Lindberg. I moved to Cherry Valley along with my wife and family 28 years ago. We moved here even though it meant a very long work commute for me because we felt that the small town environment would be a much better place to raise a family. This included a lower crime rate, cleaner air, less noise and more wholesome activities to name but a few of the advantages of the Cherry Valley community.

Over the years there have been many attempts made by large investors to convert large sections of open land into either high density housing or large commercial projects. Thankfully to date these have not been successful as they would much diminish what Cherry Valley was established to be as a rural / residential community of interest.

This proposal to rezone the large area on Cherry Valley Avenue for a mega-warehouse would be very detrimental to the community and go against every reason we moved to this area those many years ago. The steady traffic of large trucks onto and out of this warehouse would increase both noise and air pollution and lead to a significant increase in the amount of traffic along that corridor. Worse yet, it is a fact that once an area acquires one such facility it attracts others. This would destroy what the Cherry Valley Community of Interest was established for and promised protection to remain.

Large investors who decide to buy large tracts of land that are zoned for one purpose should not be able to impose their will on hundreds and thousands of other individuals to have that land rezoned for financial gain to the detriment of those other individuals. They should be required to develop plans for that land that fall within the existing zoning of that land, especially when that land is known to be part of a protected area within the County of Riverside's General Plan.

A handwritten signature in cursive script, reading "Joseph F. Lindberg". The signature is written in dark ink and is positioned above the printed name.

Joseph F Lindberg

9323 Rancho Dr

Cherry Valley, Ca 92223

## Letter of Opposition to the Purposed Warehouse Development Project

My name is Jacklin Johnson and I am writing on the behalf of my large family that live in Cherry Valley. My son also bought a house in Cherry Valley because he loved the area he grew up in.

It is hard to believe that anyone would even consider allowing these land speculators and developers to ruin this beautiful area. As a registered voter in Riverside I have to write to tell you that I'm appalled at the idea that our rights would be ignored.

This is a beautiful rural community, there is not a lot left like this in California. The idea is insane, 2 million square-foot warehouses, the pollution alone from the Diesel trucks, the traffic, I could go on and on how this would ruin the environment Air water animal life.

Please do what is right and stand up and help us fight against this plan.

Thank you,  
Robert & Jacklin Johnson

9/28/17

9191 Bonita Dr., Cherry Valley,  
Ca, 92223

A handwritten signature in cursive script, appearing to read "Jacklin Johnson", with a small flourish at the end.

951-330-1992

Terry and Nannette Coates  
9597 Rancho Drive  
Cherry Valley, Calif. 92223  
909-343-9384

Sept. 30, 2017

Sir:

Please listen, Cherry Valley Blvd. is already crowded with vehicles of all types. Adding a warehouse or logistics center with several hundreds of trucks will make travel on Cherry Valley Blvd. impossible. Cars and trucks will be backing up on the road making timely travel impossible for the truckers and other vehicles. With the road clogged drivers will become impatient and accidents will occur. An accident on this two lane road will close it down completely for hours and hours. In addition the city of Beaumont is trying to annex the land next to where the warehouse/logistics center is planned for 500 new homes to be built. Each home will have two or three cars per family and that will make an additional 1000 more cars on Cherry Valley Blvd. Your truckers will never be able to move about freely on this road. The traffic jam will be unbelievable.

Now also the air pollution from all these trucks and additional automobiles will make the area unbreathable, aesthetics of the country will be destroyed, wild life and the water shed will be destroyed and with the above, all home values will be reduced. These all should be taken into consideration when making the decision to build a warehouse/logistics center.

If you are a man on conscience, common sense dictates there should be no warehouse/logistics center in this area. THINK ABOUT IT!!!!!!

Sincerely, and hopefully you will make the right decision

Terry Coates  
Nannette Coates

**To: Brett Dawson, Project Mgr.**

**October 3, 2017**

**Dear Mr. Dawson:**

**We have lived at 9254 Bonita Dr, Cherry Valley  
For the past 50 years. We moved here with the  
Understanding that this was a rural, residential  
Neighborhood. Each home was allowed  
1 acre. The proposed project, The Gateway  
Warehouse, is not appropriate or acceptable  
For this area, and we STRONGLY PROTEST IT**

**Some reasons are:**

**1-TRAFFIC-800 DIESEL TRUCKS**

**2-Air pollution-Diesel exhaust is classified**

**A potential human carcinogen by the  
EPA.**

**3-Biological impacts on local plant and animal  
Life.**

**4-Reduced home values**

**5-Water shed**

**Thank you for your consideration. God Bless  
You.**

**John and Sharyn Krauch**

**9254 Bonita Dr**

**Cherry Valley**

**909-213-7367**

*John H. Krauch*

*Sharyn A. Krauch*

P.1

To Brett Dawson Project Manager & To who it should concern about what you are trying to do so you can get more property Tax Dollars For Riverside County.

(Marion Ashley) Here we are again trying to stop you & The likes from exploiting the Town & land of Cherry Valley for your political & Financial & special interest gains at our expense meanwhile back here in Cherry Valley we are already dealing with four or more schools in an area which create gridlock morning & Afternoon, cars streaming from bunnings dropping children off at school. Beaumont Ave & Highland Springs are and all our side streets crowded with school traffic, And now you want to approve a warehouse on the only way out of Cherry Valley with hundreds of Trucks & Traffic that will come with it at our expense we are tired of politicians & public officials that only care about their careers we want you to stop trying to change the Rules & Regulations & ordinances that were put into place to protect the quality of life here in Cherry Valley and other places you have already



P.2

P.S. we are praying For you To  
not Succeed in your endeavors  
against our Town & land & Quality  
of life (Here) in Cherry Valley Ca,  
and your future endeavors.  
Thank For your consideration

Michael Custer  
9187 Bonita Dr. C.V.  
Ca, 92223  
951.769.5592

To whom it may concern:

My family moved to Cherry Valley  
forteen years ago because the "rural"  
community is where we wanted to  
establish ourselves and our business.

The "small town" feel was appealing  
along with the fresh air, we did not  
want to breathe in dirty air, nor did  
we want our animals to be exposed  
to pollution.

The quiet and friendly neighborhoods  
were of great value as well. America  
is lacking close knit communities and  
relationships. We as a nation have  
fallen apart because of greed and  
only being concerned for oneself.  
We as a community need to strive  
to bring back the values and  
absolute that the bible talks about.  
We would then do well and be an  
example to others. Warehouses don't  
fit into the picture, what a disaster  
that would be.

Cherry Valley Resident

Tammy Custer  
9187 Bonita Dr CV  
... ..

October 18<sup>th</sup> 2017

BRETT DAWSON, PROJECT MGR.  
COUNTY OF RIVERSIDE  
P.O. BOX 1409  
RIVERSIDE, CALIFORNIA 92502. 1409

DEAR MR. BRETT DAWSON  
I AM WRITING REGARDING THE SAN GORGONIO  
CROSSING PROJECT.

I MOVED TO CHERRY VALLEY IN 1960 HAD A HOME  
BUILT. I MOVED HERE FOR IT'S PEACEFUL AND  
BEAUTIFUL LOCATION. I HAVE NOT REGRETTED  
MOVING HERE.

NOW DEVELOPERS AND LAND SPECULATORS WANT  
TO BUILD THE 2 MILLION SQUARE FOOT WAREHOUSE  
MONSTROSITY. IT WOULD DESTROY AND CHANGE THE  
ENTIRE LOOK OF CHERRY VALLEY.

I AM TOTALLY AGAINST THE BUILDING OF A  
WAREHOUSE IN CHERRY VALLEY.

SINCERELY,  
MISS JOAN LILLIAN RODRIGUEZ  
9234 BONITA DRIVE  
CHERRY VALLEY, CALIFORNIA 92223-3710  
(951) 769-9231

Joan Lillian Rodriguez

10-1-17

County of Riverside  
attn Brett Dawson

Mr. Dawson,

Our family lives in Cherry Valley and are very concerned about the proposed San Geronimo Crossing Project.

"We are mostly concerned about Air pollution. There are schools, Senior living areas and many homes in the area.

2. The traffic will be terrible!

3. Reduced home values. We will lose our rural atmosphere and the warehouse will be an eyesore.

These are just a few of the reasons why we strongly oppose this project.

Oscar and Kris Reade  
9200 Beauview Dr.  
Cherry Vly, CA  
92223

951-769-3931

Kris Reade  
Oscar Reade

9-29-17

To Whom it may  
Concern We do not want  
to change our zoning in  
Cherry Valley. We (I) moved up  
here in 1976 because it  
was. Rural. Now our  
grand children can ride horses  
have chickens, plant gardens.  
If they put a warehouse  
in we will never be able to get  
on the Seward the amount of  
traffic and noise would ruin our  
country farms. Please don't  
change it.

38970 Newberry St  
Cherry Valley

Cynthia Nelson  
Cynthia Nelson  
951 845-3031  
38970 Newberry  
Cherry Valley Co.  
9223

P.1

To whom it may concern

10-2-2017

Hi

My name is Steve Nunn. We live on Bonita Drive in Cherry Valley. My Dad owned this house & now live in. He lived here for about 40 years. My family and I are new to the area, only been here about 2 1/2 years. It took us a little time to get used to this area but it is very quiet, very neighborly. We came from the city. Me and my wife both work outside of Cherry Valley. So we travel to Cherry Valley Blvd all the time. The scenic view is awesome at night and during the day. Many cows and goats roaming around is awesome. The stars are so bright for the ride at night.

We only had one incident where a cow was hit and killed. I would hate to see the animals go to local of a million dollar building. Trucks going up and down, traffic will be horrible for all that live here. I am in an apartment



P.2

to stay here! Please use the  
main hall please. See pictures  
and thank you if you do.

Thank you  
Steve Smith  
1998 BOSTON DRIVE  
Cherry Hill, NJ  
08033  
401 892-1107

Steve Smith  
12/2/07

# Oppose Gateway

Offices of Miller, Rivera, Catlin  
October 3, 2017  
No. 19 5243  
San Geronio Crossing

Semi and Full tractor Trailer Rigs do not need to be traveling up Cherry Valley and further negatively impacting the air quality and opening another area for Truck Traffic. These fossil fuel emissions, the worse in the Nation, will connect the Long Beach 1-10 and I-60 Pollution Corridor from The Long Beach Harbor thru San Bernardino branching off down I-15 and continuing toward Palm Springs along 1-10 where it visibly drops past Mecca. America needs to stop consuming so much that they think they need to open more distribution Centers. America needs to stop grading more precious Nature for over consumption and market driven buying. We don't need to support these Demon and Reptilian Holidays that cause more mass consumption. People even worry that these smaller tract housing areas don't have enough space for their decorations. How superficial and consumeristic and forest destructive is that? Jehovah did not say to fill up garages and storage areas with Holiday decorations. We are to take care of the land upon which we stand or it will turn into raging micro bursts and mini tornadoes. This overdevelopment is causing overheating and fueling the hurricanes from heat collecting in the upper atmosphere and Gateway will contribute to this grave situation.

The citizens who oppose Mr. Shopoffs dangerous plan represent 10 or more citizens a piece who don't know what is going to happen from a 2.6 million square foot assemblage of buildings and truck bays in Calimesa, Beaumont and Cherry Valley. This will impact all of Southern California by contributing more heat and polluting gasses absorbed by all citizens, agricultural crops, wildlife, vegetation, soils.....

We need to stop more Orange County developers like Shopoff Group from Irvine from planning any more Distribution Centers. There are no tenants. Major online and retail stores have enough space and Bill Shopoff should not have this change of zone upheld by

Riverside County who never should have passed this. Seriously, do not reelect any Supervisor who voted for this colossal resource and carbon footprint.

Sadly, there are many empty Distribution Centers in Perris

1. and those need to fill up before the County permits anything
2. and businesses coming in already built Distribution Centers need to be carefully considered as necessary.
3. This County needs to be sued for allowing warehouses to be built just for tax write offs. These developers take off their losses for lack of renting the massive buildings from their taxes. Without tenants that produce a necessary service and products, warehouse and distribution centers will not be constructed unless the Board wants to receive massive opposition. Not another building without data basing the ones we already have .

## This is probably the worst project by the County of Riverside ever.

- A. There is no Designation for Massive Distribution Center and there needs to be a designation which will hopefully be fought by Communities like this one. This isn't Open Space or Light Industrial: This is Massive Distribution Center and needs to be called what it is. Until this designation occurs, then, we need to make this a No Project Designation.
- B. This property could not be zoned for Massive Distribution Center because it has the potential CFD of 560 homes as is the adjoining development. This means there is already tract housing as neighbors and another 500 plus planned which also should be stopped. That is a lot of upcoming traffic and these thousands of cars are supposed to sit in stalled traffic with houndreads of trucks. The truck traffic around Pomona all the way out to San Bernardino is already beyond healthful. This will cause major pollution barreling into Cherry Valley from too many houses and too many trucks.
- C. There are strong winds in this area to cause pollution distribution throughout the area. ROG Reactive Organic Gases and NOx Nitrous Oxides will have significant accumulation and will connect the I-10 Corridor pollution with San Bernardino's pollution. This pollution added to winds blowing from North will continue to travel further down thru Menifee and Murrieta. Air Quality will be at all time low and hospital trips will rise from asthma and emphysema attacks.
- D. The amount of pollution decreased by Tier One standards and new trucks will be outweighed by the number of trucks increasing to distribute goods to 478 truck bays at Gateway. 3 PC
- E. This truck traffic will cause massive traffic congestion.
- F. It will be a long time before Vegetation matures to remove the stark massive Industrial buildings that are 47 feet high. Trees would have to be very tall tree species to cover this much action
- G. Detailed description of manufactured slopes has not pleased the Sierra Club and this project must be sent back to the Planning Commission.

- H. This project will disturb nocturnal wildlife and spring mating habits and violate the animal species from Wildlife Corridor activities with photometric lighting for the estimated 3,300 truck and car trips coming and going to this site a day.

I. Sensitive Vegetative Species

Sensitive vegetation communities THAT NEED TO REMAIN TO SUPPORT Botanical Communities on the property that will not be the San Geronio Crossing project site:

mule fat scrub,

Riversidean sage and coastal sage scrub of which only 50 square miles is left of habitat.

Coastal sage chaparral scrub

Scrub oak chaparral

Yucaipa onion was observed on-site. *Allium marvinii* with only two other habitats suitable for this species,

Reptile Species that occur on the property

Coastal whiptail occur in the Open coastal sage scrub, chaparral, woodlands  
Dangerous snakes Red diamond because burrowing rodents hang here.

San Diego horned lizard

Coast horned lizard

San Diego horned lizard

Coast patch-horned lizard

Coast patch nosed snake

Western spadefoot

Two-striped garter snake

South Coast garter snake

Birds of Sensitive Recognition

Grasshopper sparrow which is expected to be seen in grassland which occurs on site.

Southern Calif crowned sparrow could appear because Coastal sage scrub habitat is present

Loggerhead shrike Grassland, open sage scrub, chaparral, and desert scrub

Merlin in grasslands can occur in any habitat

California horned lark prefers open plains with sparse vegetation and plowed fields of bare dirt

Mammals

North Western San Diego pocket mouse Habitat coastal sage scrub and grassland occurs on-site.

San Diego desert wood rat open chaparral and coastal sage scrub.

Open sage occurs on-site.

MSHCPA focuses on 146 species.

**ROGERS JOSEPH O'DONNELL**

Nicholas T. Niiro  
nniir@rjo.com

415.956.2828 (t)  
415.956.6457 (f)

202.777.8950 (t)  
202.347.8429 (f)

www.rjo.com

Robert Dollar Building  
311 California Street, 10th Flr.  
San Francisco CA 94104

The Bowen Building  
875 15th Street NW, Suite 725  
Washington DC 20005

October 3, 2017

**VIA E-MAIL AND U.S. MAIL**

*cob@rivco.org*

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501

Re: Board of Supervisors Meeting Agenda Item 19.1 – General Plan  
Amendment No. 1079, Change of Zone No. 7799, Plot Plant No.  
25337, Parcel Map No. 36564, Environmental Impact Report No. 534

Dear Board of Supervisors:

I submit this letter on behalf of the Cherry Valley Pass Acres and Neighbors (“CVAN”) and the Cherry Valley Environmental Planning Group (“CVEPG”) for consideration at the meeting of the Riverside County Board of Supervisors meeting scheduled for October 3, 2017, under Agenda Item 19.1 – “Public Hearing on General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plant No. 25337, Parcel Map No. 36564, Environmental Impact Report No. 534.” I request that this letter and enclosure be included in the record of this meeting.

Agenda Item 19.1 is a proposal to approve a project consisting of two 41-foot tall industrial buildings totaling 1,823,760 square feet, with 306 “dock doors,” as well as a General Plan Amendment and Change of Zone to change the applicable zoning from very low density residential to industrial (“the Project”). On November 29, 2016, the County of Riverside (“County”) circulated a Draft Environmental Impact Report (“DEIR”) for the project. CVAN and CVEPG provided comments on the DEIR on January 18, 2017. On May 26, 2017, the County issued the Recirculated Draft Environmental Impact Report (“RDEIR”). CVAN and CVEPG provided comments on the RDEIR on July 10, 2017 (“RDEIR Comments”), which are enclosed with this letter and incorporated by reference. Finally, on August 11, 2017, the County issued a Final Recirculated Draft Environmental Impact Report No. 534 (“FEIR”).

Riverside County Board of Supervisors  
October 3, 2017  
Page 2

Construction of the Project will involve extensive grading of approximately 3 million cubic yards of soil. The industrial buildings will be used as a regional distribution center generating nearly 5,000 “passenger car equivalent” vehicle trips each day, which will include more than 1000 “big rig” trips each and every day. RDEIR, pp. 3.16-21-3.16-22. This means that if the Project operates 24 hours per day, a big rig will enter or exit the facility once every 1.4 minutes, on average, 365 days a year.

The RDEIR and FEIR (collectively, “Environmental Documents”) fail to adequately describe the Project and the environmental setting, fail to adequately disclose and analyze the Project’s impacts on land use and planning, and rely on outdated analyses. The Environmental Documents also fail to analyze a range of environmental impacts, mitigation measures, and alternatives. The Environmental Documents thus fail to provide the public with a thorough, properly defined, and finite description of the Project and its environmental impacts.

The California Environmental Quality Act (“CEQA”) requires that the Environmental Documents analyze the whole of the Project including associated off-site impacts and impacts that are further distant in the future. *See* CEQA Guidelines, §§ 15126 (impact from all phases of the project), 15358(a) (direct and indirect impacts). These requirements help ensure that the public and decision makers are reviewing and deciding on the Project know the full scope of the project and its impacts. EIRs that fail to provide these requirements undermine CEQA’s fundamental requirement of public disclosure. An accurate, stable and finite project description is the sine qua non of an informative and legally sufficient EIR. *County of Inyo v. City of Los Angeles*, 71 Cal.App.3d 185 (1977) (an enigmatic or unstable project description impedes public input); *see also San Joaquin Raptor/Wildlife Reserve Center v. County of Stanislaus*, 27 Cal.App.4th 713, 730 (1994). Unfortunately, the Environmental Documents contain an incomplete project description and analysis that fails to provide the public and decision makers with the necessary information in order to analyze impacts and mitigation measures.

CVAN and CVEPG provided extensive comments on the deficiencies in the RDEIR, which the FEIR fails to adequately address. This letter highlights some of the deficiencies in the FEIR’s analysis. For example, the FEIR attempts to explain that the Project will not impact the rural character of the community. FEIR, pp. 3-223-3-226. But this analysis never explains how a nearly two-million square foot distribution center, generating nearly 5,000 passenger equivalent daily trips could maintain the rural character of the area. *See* RDEIR Comments, pp. 5-8.

There are also factual and legal errors in the FEIR. The RDEIR Comments highlighted that the RDEIR failed to discuss policy LU 22.3 of the Riverside County 2015



Riverside County Board of Supervisors  
October 3, 2017  
Page 3

General Plan ("2015 General Plan"), which protects "open space and the rural character of the surrounding area." RDEIR Comments, p. 7 n.2. The FEIR incorrectly states that Policy LU 22.3 does not apply to the Project because the Project is not located within the Rural Community Foundation Component. FEIR, p. 3-228. But the 2015 General Plan explicitly applies Policy LU 22.3 to land designated as very low density residential, which is the zoning of the proposed Project area. *See* 2015 General Plan, pp. LU49-LU50. Similarly, the FEIR states that the Project's impacts on animals, crops, and water supply are discussed "in detail" in Appendix B.1 of the RDEIR. FEIR, p. 3-236. In fact, this section does not substantively discuss any of these issues. And as another example, in concluding that the Project will have no significant impacts to agricultural resources, the FEIR states that farming has not been conducted in the Project area for 30 years. FEIR, p. 3-231. This ignores that the Project area has been designated Farmland of Local Importance (*id.*) and that the land is still used for grazing (RDEIR, p. 3.2-1).

Responding to the comment that the Project would disrupt and divide the physical arrangement of an established community (RDEIR Comments, pp. 7-8), the FEIR concludes that the project would retain a significant amount of open space (FEIR, p. 3-299). But this glosses over the fact that the Project would add two giant buildings and a significantly increase traffic in the area. The FEIR similarly argues that the Project will not have a significant impact on light pollution, but its analysis only focuses on the light from the buildings at the Project site itself – not the significant increase in light from increased number of vehicles going to and from the Project. *See* FEIR, pp. 3-299-3-230. The FEIR states that the assumption of 24-hour operations at the Project was made for all analyses (FEIR, p. 3-221), but then concludes that "trucks traveling to and from the project site would be intermittent and would not result in any significant aesthetic impacts" (FEIR, p. 230). Without addressing these inconsistencies, the Environmental Documents remain legally inadequate to support Project approval under CEQA.

The Environmental Documents also attempt to defer the analysis of a known future action – the development of water storage tanks for which the Project will provide building pads and access. *See* FEIR, p. 3-229. The impacts of this known future related project must be analyzed now. *See* CEQA Guidelines, § 15144. Similarly, the Environmental Documents must consider the emissions associated with manufacturing and transport of construction material, which – contrary to the FEIR's assertion – are not too speculative to be considered at this time. *See* FEIR, p. 3-234.

The Environmental Documents further rely on outdated information. For example, in determining that the threatened burrowing owl has a "low probability to occur on the project site," the RDEIR relied on observation results that are over four years old. RDEIR, 3.4-2-3.4-3. The FEIR does not address this deficiency. The FEIR gives similar

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short shrift to the potential effects of pesticides and light pollution on wildlife in the Project area and surrounding areas. For example, it determines that impacts to pesticide use are not required to be analyzed because the Project “would not use large quantities of pesticides beyond what is typical for routine commercial use.” FEIR, p. 3-238. This ignores that the Property area is not zoned for commercial use. The FEIR similarly concludes that the Project will not be a significant source of light on the open space that could affect wildlife. *Id.* But this ignores the significant increase in traffic light that will be caused by the Project and project into the open space.

In responding to the RDEIR Comments highlighting that mitigation measures for air quality impacts will be unenforceable, the FEIR simply states that the mitigation measures will be “subject to review and verification by the County.” FEIR, p. 3-231. This falls short of ensuring that “mitigation measures will actually be implemented . . .” *Federation of Hillside & Canyon Ass'ns v. City of Los Angeles*, 83 Cal.App.4th 1252, 1261 (2000). The FEIR similarly does not explain how the mitigation of noise impacts will be enforced, except to say “[t]his mitigation measure will be enforced by the County of Riverside.” FEIR, p. 3-243. The Environmental Documents must contain specific methods for ensuring implementation of mitigation measures.

Finally, the Environmental Documents continue to fail to provide a legally adequate analysis of project alternatives. For example, in response to the statement in the RDEIR Comments that there was insufficient analysis of alternative sites for the Project, the FEIR simply finds that “[t]he use of an alternative project site was not considered feasible, because no other sites are owned or controlled by the project applicant, and no other site was deemed sufficient to support the project.” FEIR, p. 3-247. This contravenes the requirement that “[a] potential alternative should not be excluded from consideration merely because it ‘would impede to some degree the attainment of the project objectives, or would be more costly.’” *Save Round Valley Alliance v. County of Inyo*, 157 Cal. App. 4th 1437, 1456-57 (2007) (quotations omitted).

CVAN and CVEPG accordingly request that the Board of Supervisors: (1) Deny the certification of Environmental Impact Report No. 534; (2) Deny General Plan Amendment No. 1079; (3) Deny the Change of Zone No. 7799; (4) Deny Plot Plan No. 25337; and (5) Deny Parcel Map No. 36564.

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Thank you.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Niho".

NICHOLAS T. NIHO

Enclosure

NTN:cc

cc (via e-mail):

John F. Tavaglione (*district2@rivco.org*)  
Chuck Washington (*district3@rivco.org*)  
Kevin Jeffries (*district1@rivco.org*)  
V. Manuel Perez (*district4@rivco.org*)  
Marion Ashley (*district5@rivco.org*)

Agenda Item No.: 8.1  
Area Plan: The Pass  
Zoning District: Cherry Valley  
Supervisory District: Fifth  
Project Planner: Jeffery Childers  
Planning Commission: August 19, 2009

General Plan Amendment No. 1079  
ENTITLEMENT/POLICY  
Applicant: TSG Cherry Valley  
Engineer/Rep.: Urban Environs

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1079 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Very Low Residential (CD: VLDR) (1 acre minimum) to Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio). That portion of the site designated as Rural: Rural Mountainous (R:RM) (10 acre minimum) will remain.

The proposed Amendment is located in The Pass Area Plan of Western Riverside County in the Cherry Valley Gateway Policy area and the Cherry Valley Policy area; more specifically, the project is located northerly Cherry Valley Boulevard, easterly of Interstate-15 and easterly of the City of Calimesa.

### BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an **Entitlement/Policy** GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

### GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and

7.23.09  
RMF

final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1079 falls into the **Entitlement/Policy** category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

#### **Consideration Analysis:**

**First Required Finding:** The first finding per the General Plan Administrative element explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The project does not conflict with any element of the Riverside County Vision, Planning Principle, or Foundation Component. The Light Industrial Designation is allowed in the Community Development Foundation.

The proposal will not be detrimental to the purposes of the General Plan and will bring a job center to the previously rural area of Cherry Valley. Major setbacks, landscaping, and architecture along Cherry Valley Boulevard will also assist in maintaining the goals of the Cherry Valley Gateway Policy Area.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them.

The proposal will not be detrimental to the purposes of the General Plan and will bring a job center to the previously rural area of Cherry Valley. Major setbacks, landscaping, and architecture along Cherry Valley Boulevard will also assist in maintaining the goals of the Cherry Valley Gateway Policy area.

**Third Required Finding:** In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

A Tentative Map was previously proposed in this location. However, due to the economic climate and current State Legislation, an Industrial Project will promote the goals of the General Plan.

This proposal will introduce a job generating facility in a previously rural, agricultural area. The adjacent community will benefit from the proposal with job locations closer to housing and located within reason distance, therefore reducing vehicle trips for employment.

#### **SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Very Low Density Residential (CD:VLDR 1 Acre minimum) and Rural: Rural Mountainous  |
| 2. Proposed General Plan Land Use:          | Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio)   |
| 3. Existing Zoning (Ex. #2):                | Controlled Development (W-2)   |
| 4. Surrounding Zoning (Ex. #2):             | Residential Agricultural – 1 Acre Minimum (R-A-1) to the north, and east, Residential Agricultural – 1 Acre Minimum (R-A-1), Controlled Development (W-2) and Light Agriculture with Poultry (A-P) to the south, and the City of Calimesa (Regional Commercial) to the west. |
| 5. Existing Land Use (Ex. #1):              | Vacant   |
| 6. Surrounding Land Use (Ex. #1):           | Vacant land to the north, east, and west, and single family residential and agriculture uses to the south.   |
| 7. Project Data:                            | Total Acreage: 230.0 Gross   |



**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1079. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A General Plan Policy Overlay Area;
  - b. A Redevelopment Area;
  - c. An Agricultural Preserve;
  - d. A Redevelopment Area;
  - e. An Airport Influence Area;
  - f. An SKR fee area, Ordinance 663.10
  - g. A Flood Zone; or,
  - h. An MSHCP Criteria Area.
3. The project site is located within:
  - a. A Fault Zone and within 1/2 mile of a Fault Zone;
  - b. An area designated as susceptible to subsidence;
  - c. A High Fire Area;
  - d. A State Responsibility Area;
  - e. The Community of Cherry Valley;
  - f. The Cherry Valley Policy Area;
  - g. The Cherry Valley Gateway Policy Area;
  - h. The Cherry Valley #27 County Service Area;
  - i. An area designed as having a high sensitivity for Paleontological resources; and,
  - j. The Ord. 655 Mount Palomar Lighting Influence Area, Zone B (43.10 miles).
4. The subject site is currently designated as Assessor's Parcel Numbers 407-220-004, 407-220-007, 407-220-008, 407-220-009, 407-220-016, & 407-220-017.

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Ron Goldman · Planning Director*

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: FTA No. 2008-24 GPA 01079 DATE SUBMITTED: 6/8/09

**I. GENERAL INFORMATION**

**APPLICATION INFORMATION**

Applicant's Name: TSG Cherry Valley, LP E-Mail: brupp@shopoff.com

Mailing Address: 8951 Research Drive  
*Street*  
Irvine, CA. 92618  
*City* *State* *ZIP*

Daytime Phone No: (949) 417-1396 Fax No: (949) 417-1399

Engineer/Representative's Name: Patrick J. Meyer URBAN ENVIRONS E-Mail: environs@verizon.net

Mailing Address: 1345 Fountain Place  
*Street*  
Redlands, CA 92373  
*City* *State* *ZIP*

Daytime Phone No: (909) 798-4446 Fax No: (909) 335-9747

Property Owner's Name: TSG Cherry Valley, lp E-Mail: brupp@shopoff.com

Mailing Address: 8915 Research Drive  
*Street*  
Irvine, CA 92618  
*City* *State* *ZIP*

Daytime Phone No: (949) 417-1396 Fax No: (949) 417-1399

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Patrick J. Meyer

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

SIGNATURE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

WILLIAM STROPOFF

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 407-220-004, 007, 008, 009, 014, 016, 017

Section: 30 Township: 2 South Range: 1 West

Approximate Gross Acreage: 229 acres

General location (nearby or cross streets): North of Cherry Valley Boulevard, South of Orchard, East of Roberts Road, West of Union Street

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2004, page 690. B,C,D,4

Existing Zoning Classification(s): W-2 Controlled Development and RM Rural Mountainous

Existing Land Use Designation(s): Very Low Density Residential and Rural Mountainous

Proposal (describe the details of the proposed general plan amendment):

The proposal is to change the General Plan Land Use Designation from Very Low Density Residential to Light Industrial and to provide a text change to withdraw the subject property from the Cherry Valley Gateway Policy Area.

Related cases filed in conjunction with this request:

Concurrent Plot Plan, Parcel Map and Change of Zone which have not been filed.

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☒

Case Nos. N/A

E.A. Nos. (if known) N/A E.I.R. Nos. (if applicable): To be determined

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	<u>SOUTHERN CALIFORNIA EDISON</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	<u>THE GAS CO.</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	<u>VERIZON</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	<u>NONE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	<u>NONE</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes ☐ No ☒

If "No," how far away are the nearest available water line(s)? (No of feet/miles) Cherry Valley Boulevard

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 1 mile

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☒ No ☐

Is the project site located within 8.5 miles of March Air Reserve Base? Yes ☐ No ☒

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer):

☒ Santa Ana River      ☐ Santa Margarita River      ☐ San Jacinto River      ☐ Colorado River

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date MAY 26, 2009

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

The Pass Area Land Use Plan

EXISTING DESIGNATION(S): Very Low Density Residential

PROPOSED DESIGNATION(S): Light Industrial

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

The proposed General Plan Amendment from Very Low Density Residential to Light Industrial is requested to permit the development of a light industrial park/logistics center. The project site is located at the I-10/Cherry Valley Boulevard Interchange, just north of the confluence of the I-10/SR 60 Interchange. The subject site is located adjacent to property currently zoned for commercial land use within the City of Calimesa. The property has studied by numerous companies for the development of an industrial park, and it appears ideally situated for the development of a regional distribution center.

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### **III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: Land Use Area Plan: The Pass Area Plan

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): Cherry Valley Gateway Policy Area.

\_\_\_\_\_

C. PROPOSED POLICY (Attach more pages if needed): Withdraw from Cherry Valley Gateway Policy Area.

\_\_\_\_\_

\_\_\_\_\_



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed): \_\_\_\_\_

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**IV. OTHER TYPES OF AMENDMENTS:**

*(Note: A conference with Planning Department and/or Transportation Department staff for amendments related to the circulation element is required before application can be filed. Additional information may be required.)*

A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:

Policy Area: Cherry Valley Gateway Policy Area  
(Please name)

Proposed Boundary Adjustment (Please describe clearly): The proposal involves withdrawing the subject property from the Cherry Valley Gateway Policy Area

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B. AMENDMENTS TO CIRCULATION DESIGNATIONS:

Area Plan (if applicable): N/A

Road Segment(s) \_\_\_\_\_

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Existing Designation: \_\_\_\_\_

Proposed Designation: \_\_\_\_\_

## **APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed):

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### **V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT:**

#### **FILING INSTRUCTIONS FOR GENERAL PLAN AMENDMENT APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

#### **THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.'
5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.)
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-

## **APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

based fee.

1. The site plan must contain the following:
  - A. Name, address, and telephone number of applicant.
  - B. Name, address, and telephone number of land owner.
  - C. Name, address, and telephone number of map preparer.
  - D. Scale (number of feet per inch).
  - E. A vicinity map showing the location and names of adjoining streets.
  - F. Legal description of property (accurate and complete so as to bear legal scrutiny).
  - G. North arrow (top of map north).
  - H. Existing General Plan Designation(s) and Proposed General Plan Designation(s).
  - I. Amendment description (e.g. Amend Mead Valley Area Plan from Light Industrial to Commercial Retail on 75.12 acres).
  - J. Area calculations including total area involved and property size.
  - K. Date the site plan was prepared.
  - L. Location and names of adjoining streets, alleys, and rights-of-way providing legal access to the property.
  - M. Overall dimensions of the property and location of adjoining lot lines.
  - N. Location and dimensions of existing structures, easements and/or uses onsite.
  - O. Thomas Bros. Map coordinates and page number (identify edition year used).

Failure to submit all the required information is justification for rejection of the application.

### **FOR ALL APPLICATIONS:**

Attach check payable to "COUNTY OF RIVERSIDE." (Please see current fee schedule for the appropriate deposit-based fee.)

NOTE: Label packets for notification of surrounding property owners will be requested by the project planner just prior to the scheduling of the General Plan Amendment for a public hearing. An amendment will not be scheduled for hearing until complete sets of property owners' labels have been received.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN      ☐ CONDITIONAL USE PERMIT      ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT      ☐ PUBLIC USE PERMIT      ☐ VARIANCE

PROPOSED LAND USE: Light Industrial - logistics

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article X, Sec.10.1(g)2

*ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: FTA No. 2008-24      DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: TSG-Cherry Valley, LP      E-Mail: brupp@shopoff.com

Mailing Address: 2 Park Plaza, Suite 700  
Irvine California 92614  
City State ZIP

Daytime Phone No: ( 949 ) 416-1396      Fax No: ( 949 ) 417-1399

Engineer/Representative's Name: Urban Environs      E-Mail: environs@verizon.net

Mailing Address: 1345 Fountain Place  
Redlands California 92373  
City State ZIP

Daytime Phone No: ( 909 ) 798-4446      Fax No: ( 909 ) 335-9747

Property Owner's Name: TSG-Cherry Valley, LP      E-Mail: brupp@shopoff.com

Mailing Address: 2 Park Plaza, Suite 700  
Irvine California 92614  
City State ZIP

Daytime Phone No: ( 949 ) 417-1396      Fax No: ( 949 ) 417-1399

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

## APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

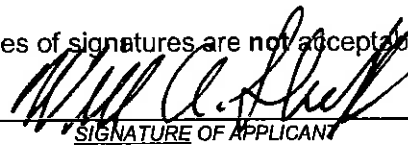
### *AUTHORIZATION FOR CONCURRENT FEE TRANSFER*

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

TSG-Cherry Valley, LP (William Shopoff)

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

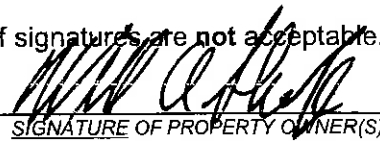
### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

TSG-Cherry Valley, LP (William Shopoff)

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners' signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 407-220-004, 007, 008, 009, 014, 016, 017

Section: 30 Township: 2 South Range: 1 West

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 229 acres

General location (nearby or cross streets): North of Cherry Valley Boulevard, South of Orchard, East of Roberts Road, West of Union Street.

Thomas Brothers map, edition year, page number, and coordinates: 2004, page 690, B, C, D-4

Project Description: (describe the proposed project in detail)

The project consists of two warehouse-distribution buildings totaling 2,560,000 square feet.

Related cases filed in conjunction with this application:

FTA No. 2008-24, TPM 36093, GPA 01079, Zone Change , GEO 30545

Is there a previous application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): EIR in preparation

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: To be included in EIR

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) one mile

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) one mile

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Six (6) million cubic yards



## APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards Six (6) million cubic yards

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 4,665,000 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☒ No ☐

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: TSG-Cherry Valley, LP

Address: 2 Park Plaza, Suite 700, Irvine, California, 92614

Phone number: (949) 417-1396

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 407-220-004,007,008,009,014,016,017

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number:

Date of list:

Applicant (1) Patrick J. Meyer

Date 2-26-2013

Applicant (2) \_\_\_\_\_

Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☒ No ☐

**APPLICATION FOR LAND USE PROJECT**

---

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☒ No ☐

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Patrick J. Meyer  Date 2-26-2013

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

# APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region <sup>1</sup>		
<b>Project File No.</b>	FTA No. 2008-24, GPA 01079	
<b>Project Name:</b>	I-10 Gateway	
<b>Project Location:</b>	North side Cherry Valley Boulevard, east of Roberts Road	
<b>Project Description:</b>	2 logistics buildings totaling 2,560,000 square feet	
<b>Project Applicant Information:</b>	TSG- Cherry Valley, LP	
<b>Proposed Project Consists of, or includes:</b>		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<sup>1</sup> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</sup> The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from <a href="http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml">http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/basin_plan/index.shtml</a> . <sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml">http://www.waterboards.ca.gov/rwqcb8/water_issues/programs/tmdl/303d.shtml</a> .		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES"	Project requires a project-specific WQMP.	
If <b>all</b> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and TSG-Cherry Valley, LP hereafter "Applicant" and TSG-Cherry Valley, LP "Property Owner".

Description of application/permit use:

Plot Plan for the construction of two (2) logistics buildings totaling 2,560,000 square feet.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838  
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 407-220-004, 007,008,009,014,016,017

Property Location or Address:

North side of Cherry Valley Boulevard, east of Roberts Road

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: TSG-Cherry Valley, LP Phone No.: (949) 417-1396

Firm Name: The Shopoff Group Email: brupp@shopoff.com

Address: 2 Park Plaza, Suite 700  
Irvine, California 92614

**3. APPLICANT INFORMATION:**

Applicant Name: TSG-Cherry Valley, LP Phone No.: (949) 417-1396

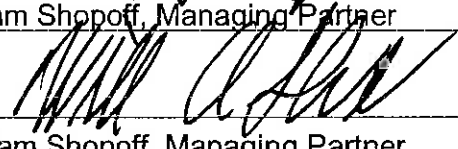
Firm Name: The Shopoff Group Email: brupp@shopoff.com

Address (if different from property owner)  
same as above

**4. SIGNATURES:**

Signature of Applicant:  Date: \_\_\_\_\_

Print Name and Title: William Shopoff, Managing Partner

Signature of Property Owner:  Date: \_\_\_\_\_

Print Name and Title: William Shopoff, Managing Partner

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

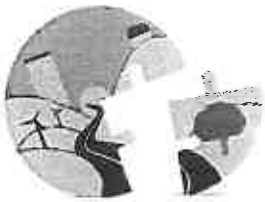
Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_





Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ **Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ **Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- ☐ **Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- ☐ **Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: FTA No. 2008-24 DATE SUBMITTED: October 27, 2008

### APPLICATION INFORMATION

Applicant's Name: TSG Cherry Valley, LP E-Mail: brupp@shopoff.com

Mailing Address: 2 Park Plaza, Suite 700  
Irvine California 92614  
City State ZIP

Daytime Phone No: (949) 417-1396 Fax No: (949) 417-1399

Engineer/Representative's Name: Urban Environs E-Mail: environs@verizon.net

Mailing Address: 1345 Fountain Place  
Redlands California 92373  
City State ZIP

Daytime Phone No: (909) 798-4446 Fax No: (909) 335-9747

Property Owner's Name: TSG Cherry Valley, LP E-Mail: brupp@shopoff.com

Mailing Address: 2 Park Plaza, Suite 700  
Irvine California 92614  
City State ZIP

Daytime Phone No: (949) 417-1396 Fax No: (949) 417-1399

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*

## APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

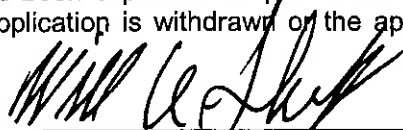
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

TSG Cherry Valley, LP (William Shopoff)

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

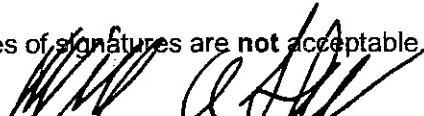
### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

TSG Cherry Valley, LP (William Shopoff)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 407-220-004, 007, 008, 009, 014, 016 & 017

Section: 30 Township: 2 South Range: 1 West

Approximate Gross Acreage: 229 acres

General location (nearby or cross streets): North of Cherry Valley Boulevard, South of Orchard, East of Roberts Road, West of Union Street

**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: 2004, page 690, B, C, D-4

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change of Zone from Controlled Development (W-2) to Industrial Park (I-P).

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Related cases filed in conjunction with this request:

FTA No. 2008-24, GPA 01079, Plot Plan, Tentative Parcel Map 36093,

GEO 30545

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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



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Agency Director

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**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and TSG Cherry Valley, LP hereafter "Applicant" and TSG Cherry Valley, LP "Property Owner".

Description of application/permit use:  
Change of Zone

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

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- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
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**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 407-220-004, 007, 008, 009, 014, 016 & 017

Property Location or Address:

North side of Cherry Valley Boulevard, east of Roberts Road

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: TSG Cherry Valley, LP Phone No.: (949) 417-1396

Firm Name: The Shopoff Group Email: brupp@shopoff.com

Address: 2 Park Plaza, Suite 700  
Irvine, California 92614

**3. APPLICANT INFORMATION:**

Applicant Name: same as above Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address (if different from property owner)

\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant:  Date: \_\_\_\_\_

Print Name and Title: William Shopoff, Managing Partner

Signature of Property Owner:  Date: \_\_\_\_\_

Print Name and Title: William Shopoff, Managing Partner

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s) #: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: FTA 2008-24/TPM 36093 DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: TSG-Cherry Valley, LP E-Mail: brupp@shopoff.com

Mailing Address: 2 Park Plaza, Suite 700  
Irvine California 92614  
City State ZIP

Daytime Phone No: ( 949 ) 417-1396 Fax No: ( 949 ) 417-1399

Engineer/Representative's Name: Urban Environs E-Mail: environs@verizon.net

Mailing Address: 1345 Fountain Place  
Redlands California 92373  
City State ZIP

Daytime Phone No: ( 909 ) 798-4446 Fax No: ( 909 ) 335-9747

Property Owner's Name: TSG-Cherry Valley, LP E-Mail: brupp@shopoff.com

Mailing Address: 2 Park Plaza, Suite 700  
Irvine California 92614  
City State ZIP

Daytime Phone No: ( 949 ) 417-1396 Fax No: ( 949 ) 417-1399

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

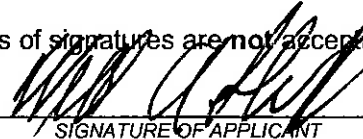
### *AUTHORIZATION FOR CONCURRENT FEE TRANSFER*

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

TSG-Cherry Valley, LP (William Shopoff)

PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

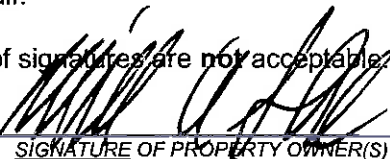
### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

TSG-Cherry Valley, LP (William Shopoff)

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 407-220-004, 007, 008, 009, 014, 016 & 017

Section: 30 Township: 2 South Range: 1 West

Approximate Gross Acreage: 229 acres

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Cherry Valley Boulevard, South of Orchard, East of Roberts Road, West of Union Street

Thomas Brothers map, edition year, page number, and coordinates: 2004, page 690, B, c, D-4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

The project consists of the development of two logistics buildings totaling approximately 2,560,000 square feet, and the subdivision of the property into ten (10) lots.

Related cases filed in conjunction with this request:

FTA No. 2008-24, GPA 01079, a plot plan and zone change application.

Also GEO 30545

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): In progress

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☒ No ☐

If yes, indicate the type of report(s) and provide a copy: To be included in an EIR.

Is water service available at the project site: Yes ☐ No ☒

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) one mile

Is sewer service available at the site? Yes ☐ No ☒

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) one mile

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☒ No ☐

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: Six (6) million cubic yards

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards Six (6) million cubic yards

Does the project need to import or export dirt? Yes ☐ No ☒

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 4,665,000 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☐

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Does the subdivision exceed more than one acre in area? Yes ☐ No ☐

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☒ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Patrick J. Meyer  Date 2-26-2013

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region <sup>1</sup>		
Project File No.	FTA No. 2008-24/Tentative Parcel Map 360931	
Project Name:	I-10 Gateway	
Project Location:	North of Cherry Valley Boulevard, east of Roberts Road	
Project Description:	Proposed subdivision of 229 acres into ten lots	
Project Applicant Information:	TSG-Cherry Valley, LP	
<b>Proposed Project Consists of, or includes:</b>		
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline Service Stations, 7532—Top, Body & Upholstery Repair Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Glass Replacement Shops, 7537—Automotive Transmission Repair Shops, 7538—General Automotive Repair Shops, 7539—Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>3</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<sup>1</sup> Includes San Jacinto River watershed. <sup>2</sup> Land area is based on acreage disturbed. <sup>3</sup> The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf">www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf</a> <sup>4</sup> The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <u>any</u> question answered "YES"	Project requires a project-specific WQMP.	
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and TSG-Cherry Valley, LP hereafter "Applicant" and TSG-Cherry Valley, LP "Property Owner".

Description of application/permit use:

Tentative Parcel Map 36093

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

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P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879



- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 407-220-004, 007, 008, 009, 014, 016, 017

Property Location or Address:

North of Cherry Valley Boulevard, east of Roberts Road

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: TSG-Cherry Valley, LP Phone No.: (949) 417-1396

Firm Name: The Shopoff Group Email: brupp@shopoff.com

Address: 2 Park Plaza, Suite 700  
Irvine, California 92614

**3. APPLICANT INFORMATION:**

Applicant Name: TSG-Cherry Valley, LP Phone No.: (949) 417-1396

Firm Name: The Shopoff Group Email: brupp@shopoff.com

Address (if different from property owner)  
same as above

**4. SIGNATURES:**

Signature of Applicant:  Date: \_\_\_\_\_

Print Name and Title: William Shopoff, Managing Partner

Signature of Property Owner:  Date: \_\_\_\_\_

Print Name and Title: William Shopoff, Managing Partner

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s)#: \_\_\_\_\_

Set #: \_\_\_\_\_ Application Date: \_\_\_\_\_

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and TSG Cherry Valley, L.P., a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 407-220-004, 407-220-007, 407-220-008, 407-220-009, 407-220-016 and 407-220-017 ("PROPERTY"); and,

**WHEREAS**, on April 1, 2013, PROPERTY OWNER filed an application for General Plan Amendment No. 1079, Change of Zone No. 7799, Parcel Map No. 36564 and Plot Plan No. 25337 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
TSG Cherry Valley, L.P.  
Attn: William Shopoff  
8951 Research Drive  
Irvine, CA 92618

With a copy to:  
Urban Environs  
Attn: Patrick Meyer  
1345 Fountain Place  
Redlands, CA 92373

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

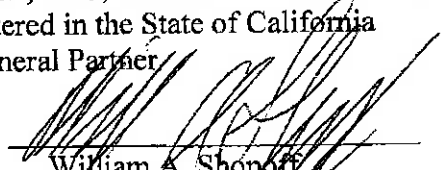
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Steven Weiss  
Riverside County Planning Director

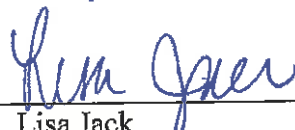
Dated: 8/22/16

**PROPERTY OWNER:**  
TSG Cherry Valley, L.P., a California Limited Partnership

By: TSG GP, LLC, a Delaware Limited Liability Company  
Registered in the State of California  
Its General Partner

By:   
William A. Shopoff  
President and Chief Executive Officer

Dated: 7/20/2016

By:   
Lisa Jack  
Chief Financial Officer and Corporate Secretary

Dated: 7/20/2016

FORM APPROVED COUNTY COUNSEL

By:  8/19/16  
MICHELLE CLACK DATE



## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Orange  
County of \_\_\_\_\_

On 7/20/2016 before me, TERRI HOVDESTAD Notary Public  
(insert name and title of the officer)

personally appeared Lisa Jack  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK GENERAL PLAN AMENDMENT, CHANGE OF ZONE, PLOT PLAN, AND PARCEL MAP, IN THE FIFTH SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1<sup>st</sup> Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Tuesday, October 3, 2017 at 1:30 P.M. or as soon as possible thereafter, to consider an application submitted by William A. Shopoff – Urban Environs, on (FTA 2008-24) **General Plan Amendment No. 1079**, which proposes to change the land use from Community Development: Very Low Density Residential (CD:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum); **Change of Zone No. 7799**, which proposes to change the zoning from Controlled Development Areas (W-2) to Industrial Park (I-P) with a portion remaining W-2, or such other zones as the Board may find appropriate; **Plot Plan No. 25337**, which proposes an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors 30,000 square feet of office space, located on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space (approximately 36 percent of the project site); and **Parcel Map No. 36564**, which proposes to subdivide 229 gross acres into four parcels (“the project”). The project is located northerly of Cherry Valley Boulevard, easterly of Interstate 10 and westerly of Vineland Street, within the Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan, Fifth Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended certification of **Environmental Impact Report No. 534**, which can be viewed at: <http://planning.rctlma.org/Home/PlanningNotices/EIRNo534-SanGorgonio.aspx>

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT BRETT DAWSON, PROJECT PLANNER, AT (951) 955-0972 OR EMAIL [Bdawson@rivco.org](mailto:Bdawson@rivco.org).

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to the hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: September 19, 2017      Kecia Harper-Ihem, Clerk of the Board  
By: Cecilia Gil, Board Assistant

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 31, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07799/GPA01079/PM36564/PP25337/EIR00534 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

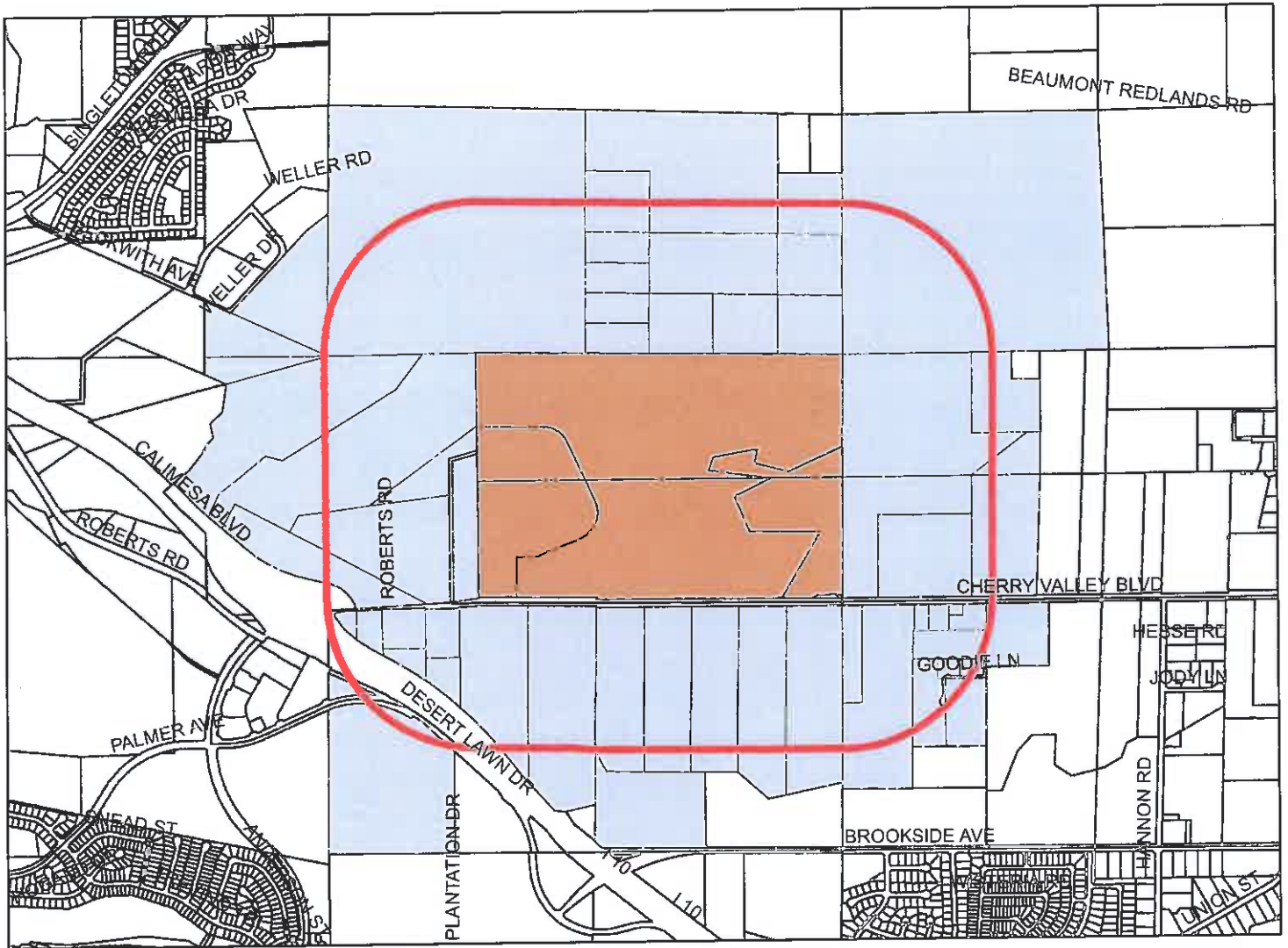
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**CZ07799/GPA01079/PM36564/PP25337/EIR00534 (1600 feet buffer)**



**Selected Parcels**

407-200-009	407-200-011	407-200-012	407-210-001	407-210-002	407-210-004	407-090-015	413-270-002	413-270-008	413-260-014
407-190-013	413-270-001	413-270-007	407-090-014	407-190-016	407-190-017	407-230-022	407-230-023	407-230-024	407-230-025
407-230-026	407-230-027	407-190-012	407-230-029	407-090-001	407-090-011	407-230-016	407-230-017	407-230-011	407-190-024
407-090-010	407-230-006	407-230-030	407-190-018	407-090-002	413-290-041	407-090-013	407-180-004	407-190-015	413-780-009
413-270-003	413-270-015	407-090-006	407-190-014	407-190-006	407-090-007	407-190-019	413-280-018	413-280-027	407-090-008
407-090-009	407-190-022	407-220-004	407-220-007	407-220-008	407-220-009	407-220-014	407-220-016	407-220-017	413-270-012
413-270-013	407-090-012	407-090-003	407-100-001	413-270-004	413-270-014	407-230-004	407-230-018		



1,800 900 0 1,800 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 407090001, APN: 407090001  
HUGH HOLBERT  
1921 BAJA VISTA WAY  
CAMARILLO CA 93110

ASMT: 407090014, APN: 407090014  
CINDY HELTON  
9881 ROBERTS AVE  
BEAUMONT, CA. 92223

ASMT: 407090006, APN: 407090006  
MARTA MACIAS, ETAL  
514 E G ST  
COLTON CA 92324

ASMT: 407090015, APN: 407090015  
ALISA HAFFNER  
9201 GIBSON LN  
POTTER VALLEY CA 95469

ASMT: 407090007, APN: 407090007  
PATRICIA DILG, ETAL  
9622 STIKINE ST  
JUNEAU AK 99801

ASMT: 407100001, APN: 407100001  
COLLEEN KURSCHINSKI, ETAL  
36375 BUMBLE SKY RD  
WINCHESTER CA 92596

ASMT: 407090009, APN: 407090009  
STEPHEN HILARIO  
9975 ROBERTS ST  
BEAUMONT, CA. 92223

ASMT: 407180004, APN: 407180004  
ANGELA NIKODINOV, ETAL  
803 EASTMAN PL  
SAN PEDRO CA 90731

ASMT: 407090010, APN: 407090010  
ERIKA BIRKY, ETAL  
9865 ROBERTS ST  
BEAUMONT, CA. 92223

ASMT: 407190006, APN: 407190006  
RICHARD FRANCO  
10757 FABIAN LN  
BEAUMONT, CA. 92223

ASMT: 407090011, APN: 407090011  
IGNACIO GARCIA  
916 PENNSYLVANIA AVE  
BEAUMONT CA 92223

ASMT: 407190012, APN: 407190012  
DANIEL SALTER  
10566 FABIAN LN  
BEAUMONT, CA. 92223

ASMT: 407090013, APN: 407090013  
VERNON WHEELER, ETAL  
P O BOX 672  
CALIMESA CA 92320

ASMT: 407190013, APN: 407190013  
ANTONIO QUEZADA  
37321 CHERRY VALLEY BLV  
BEAUMONT, CA. 92223

ASMT: 407190014, APN: 407190014  
RANDY MEYERS  
37303 CHERRY VALLEY BLV  
CHERRY VALLEY CA 92223

ASMT: 407230011, APN: 407230011  
KMJD IRREVOCABLE TRUST  
11828 AMETHYST CT  
MIRA LOMA CA 91752

ASMT: 407190015, APN: 407190015  
NICOLAS ALDAMA  
223 W M ST  
COLTON CA 92324

ASMT: 407230017, APN: 407230017  
JUDY WATSON, ETAL  
C/O WATSON & ASSOCIATES  
101 MAIN ST STE A  
SEAL BEACH CA 90740

ASMT: 407190018, APN: 407190018  
MAC DADDY DEV  
C/O RONALD L MCAMIS  
38 BALBOA COVES  
NEWPORT BEACH CA 92663

ASMT: 407230018, APN: 407230018  
CHARLENE WYNN, ETAL  
632 S HOPE AVE  
ONTARIO CA 91761

ASMT: 407190019, APN: 407190019  
SUSAN PRATT, ETAL  
10711 FABIAN LN  
BEAUMONT, CA. 92223

ASMT: 407230027, APN: 407230027  
CV BEAUMONT 1  
C/O SCOTT HOMAN  
3121 MICHELSON DR STE 150  
IRVINE CA 92612

ASMT: 407190022, APN: 407190022  
SUSAN TURLEY  
37225 GOODIE LN  
CHERRY VALLEY CA 92223

ASMT: 407230029, APN: 407230029  
EAST SECOND STREET  
C/O CHRIS TAYLOR  
315 W 3RD ST  
SANTA ANA CA 92701

ASMT: 407190024, APN: 407190024  
LI LEE, ETAL  
869 W 17TH ST  
UPLAND CA 91785

ASMT: 407230030, APN: 407230030  
AIMEE FRENCH, ETAL  
39610 GRAND AVE  
CHERRY VALLEY CA 92223

ASMT: 407210004, APN: 407210004  
ALBOR PROP III  
11766 WILSHIRE BLV NO 820  
LOS ANGELES CA 90025

ASMT: 413260014, APN: 413260014  
MARIA NOLAN, ETAL  
1345 STABLE GLEN DR  
NORTH LAS VEGAS NV 89031



ASMT: 413270002, APN: 413270002  
AMERICAN SPECTRUM DUNHAM PROP  
2401 FOUNTAINVIEW NO 750  
HOUSTON TX 77057

ASMT: 413290041, APN: 413290041  
MERLIN PROP  
P O BOX 891  
LONG BEACH CA 90801

ASMT: 413270007, APN: 413270007  
AVMGH THREE GOLDEN PALMS LTD PARTNERSHIP  
12139 PARAMOUNT BLV  
DOWNEY CA 90242

ASMT: 413780009, APN: 413780009  
NORTHLIGHT TRUST I  
NORTHLIGHT CAPITAL PARTNERS  
64 WALL ST SUITE 212  
NORWALK CT 06850

ASMT: 413270008, APN: 413270008  
AMERICAN SPECTRUM DUNHAM PROP  
12000 WESTHEIMER RD 230  
HOUSTON TX 77077

ASMT: 413270013, APN: 413270013  
TSG CHERRY VALLEY  
C/O WILLIAM A SHOPOFF  
2 PARK PLAZA STE 700  
IRVINE CA 92614

ASMT: 413270014, APN: 413270014  
VITALON INV CO  
5225 VIA BRUMOSA  
YORBA LINDA CA 92686

ASMT: 413270015, APN: 413270015  
JANET GUDGELL, ETAL  
C/O JANET GUDGELL  
P O BOX 487  
CALIMESA CA 92320

ASMT: 413280027, APN: 413280027  
STEARNS PROP  
9840 N FIRERIDGE TRL  
FOUNTAIN HILLS AZ 85268

ATTN: James O. Wallace  
Agricultural Commissioner's Office,  
Riverside County  
Mail Stop 1250

ATTN: Maryann Cassaday  
AT&T  
3939 E. Coronado, 2nd Floor  
Anaheim, CA 92807

ATTN: Larry Lapre'  
Audubon Society,  
San Bernardino Valley  
P.O. Box 10973  
San Bernardino, CA 92423-0973

CALTRANS District #8  
464 W. 4th St., 6th Floor  
Mail Stop 726  
San Bernardino, CA 92401-1400

California State  
Dept. of Parks & Recreation  
1416 9th St., Rm 1435  
P.O. Box 942896  
Sacramento, CA 95814

ATTN: Borre Winckel  
Building Industry Assoc.  
3600 Lime St., Suite 221  
Riverside, CA 92501-2973

ATTN: Planning Department  
City of Banning  
99 E. Ramsey Street  
Banning CA 92220

ATTN: Community Developmnt Director  
City of Calimesa  
908 Park Avenue  
Calimesa CA 92320

ATTN: Sue Haight  
California State  
Dept. of Water Resources  
P.O. Box 942836  
Sacramento, CA 94236-0001

County of Mojave  
Planning and Zoning Department  
3675 E. Andy Devine Avenue  
Kingman Arizona 86401

ATTN: Community Development Director  
City of Yucaipa  
34272 Yucaipa Boulevard  
Yucaipa CA 92399

ATTN: Nadell Gayou  
California State  
Water Resources Control Board  
1001 I St.  
Sacramento, CA 95814-2828

ATTN: Robert E. Perkins  
Farm Bureau, Riverside County  
21160 Box Springs Rd., Suite 102  
Moreno Valley, CA 92557

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

ATTN: Director of Planning  
City of Beaumont  
550 East 6<sup>th</sup> Street  
Beaumont CA 92223

ATTN: Dan Silver  
Endangered Habitats League  
8424-A Santa Monica Blvd., Suite 592  
Los Angeles, CA 90069-4267

ATTN: Warren A. Beck, P.E.  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: Rob Moran  
Economic Development Agency,  
Riverside County  
Mail Stop 1330

Friends of the Northern San Jacinto Valley  
P.O. Box 9097  
Moreno Valley, CA 92552-9097

ATTN: Damien Meins  
Environmental Resources Mngmt Div.,  
Riverside County

Executive Office, Riverside County  
Mail Stop 1020

ATTN: 452 MSG/CE610  
March Air Reserve Base  
Meyer Dr., Building 2403  
March ARB, CA 92518

ATTN: Susan Pangell  
Morongo Tribal Council  
11581 Potrero Rd.  
Banning, CA 92220

Attn: Diana Ruiz  
Riverside-Corona Resource Conservation  
District  
4500 Glenwood Dr., Bldg B  
Riverside, CA 92501

Planning & Development Service,  
Orange County  
300 N. Flower St.  
P.O. Box 4048  
Santa Ana, CA 92703-5000

ATTN: Planning Manager  
Planning Department,  
City of Calimesa  
P.O. Box 1190  
Calimesa, CA 92320

ATTN: Ruthanne Taylor Burger  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

Planning Department,  
La Paz County of Assessor  
1112 S. Joshua Ave., Suite 205  
Parker, AZ 85344-5756

Planning Department,  
San Bernardino County  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415-1002

Planning Department,  
San Diego County  
5201 Ruffin Rd., Suite B  
San Diego, CA 92123

ATTN: Marc Brewer  
Regional Parks & Open Space District  
Riverside County  
4600 Crestmore Rd., Mail Stop 2970  
Riverside, CA 92509-6858

Regional Waste Water,  
Western Riverside County  
3403 Tenth St., Suite 610  
Riverside, CA 92501-3670

ATTN: Jurg Heuberger  
Planning Department, Imperial County  
939 Main St., Suite B-1  
El Centro, CA 92243-2843

ATTN: Michael McCoy  
Riverside Transit Agency  
P.O. Box 2800  
Riverside, CA 92517-1968

Resource Conservation District,  
San Jacinto Basin  
950 N. Ramona Blvd., Suite 6  
San Jacinto, CA 92582

San Jacinto Ranger Station,  
Forest Service  
U.S. Department of Agriculture  
54270 Pinecrest  
P.O. Box 518  
Idyllwild, CA 92549

ATTN: George B. Hague  
Sierra Club  
26711 Ironwood Ave.  
Moreno Valley, CA 92555

Santa Rosa  
Band of Cahuilla Mission Indians  
325 N. Western St.  
Hemet, CA 92343

ATTN: Eric H. Roth, Manager  
Southern California  
Assoc. of Governments  
818 W. 7th St., 12th Floor  
Los Angeles, CA 90017-3407

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Transportation Department,  
Riverside County  
Mail Stop 1080

Cultural Program Director  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto California 92581

Tom Paulek  
CDFG, San Jacinto Wildlife Area  
17050 Davis Road  
Lakview, CA 92567

Verizon  
83-793 Dr. Carreon Blvd.  
Indio, CA 92201

Waste Resources Management,  
Riverside County  
Mail Stop 5950

Carol Gaubatz  
Program Analyst  
Native American Heritage Commission  
915 Capitol Mall, Room 364  
Sacramento, CA 95814

California Department of Fish and Wildlife  
Inland Desert/Eastern Sierra Region  
3602 Inland Empire Blvd., Suite C-220  
Ontario, CA 91764

Anthony Largo  
Environmental Coordinator  
Ramona Band of Mission Indians  
P.O. Box 391372  
Anza, CA 92539

Mark Macarro, Chairperson  
Pechanga Band of Mission Indians  
P. O. Box 1477  
Temecula, CA 92593

Britt W. Wilson  
Cultural Resource Coordinator  
Morongo Band of Mission Indians  
245 N. Murray Street, Suite C  
Banning, CA 92220

Paul Macarro, Coordinator  
Pechanga Cultural Resources  
P. O. Box 2183  
Temecula, CA 92593

Tony Mejia  
Governmental Operations Assistant  
San Manuel Band of Mission Indians  
26569 Community Center Drive, 2nd Floor  
Highland, CA 92346

Riv. Co. LAFCO  
Attn: George J. Spilotis, Executive Dir.  
3850 Vine Street, Suite 110  
Riverside, CA 92507-4277

Riverside Land Conservancy  
4075 Mission Inn Avenue  
Riverside, CA 92501

Attn: Sally Brown  
US Fish and Wildlife Service  
6010 Hidden Valley Road  
Carlsbad, CA 92009

Debra O'Brien  
Friends of Nuevo Community Council  
PO Box 647  
Nuevo, CA 92567

Center for Biological Diversity  
PO Box 493  
Idyllwild, CA 92549

9/18/2017 9:30:45 AM

U.S. Army Corps of Engineers  
Los Angeles District - Regulatory Branch  
Attn: Crystal L. Marquez  
911 Wilshire Blvd.  
Los Angeles, CA 90017

Eastern Information Center  
Department of Anthropology  
University of California  
Riverside, CA 92521

ATTN: Ken Corey  
Palm Springs Fish and Wildlife Office  
777 E. Tahquitz Canyon Way, #208  
Palm Springs CA 92262

South Coast Air Quality Mgmt. District  
Attn: Ian MacMillian  
21865 E. Copley Drive  
Diamond Bar, CA 91765-4182

Metropolitan Water District of So.  
California  
Attn: Harry Bannerman  
700 North Alameda Street  
Los Angeles, CA 90012-2944

Department of Conservation  
801 K Street, MS 13-71  
Sacramento, CA 95814-3500

California Native Plant Society  
c/o Ms. Kate Barrows  
Rancho Santa Ana Botanic Garden  
1500 North College Avenue  
Claremont, CA 91711-3157

Regional Water Quality Control Board #8  
CEQA Review 05-227E  
Santa Ana Basin Region  
3737 Main Street, Suite 500  
Riverside, CA 92501-3348

San Bernardino County Museum  
Development Monitoring Commission  
Attn: Kathleen Springer 05-227E  
2024 Orange Tree Lane  
Riverside, CA 92374

California Dept. of Toxic Substance  
Control  
Attn: Ken Chiang  
1011 N. Grandview Avenue  
Glendale, CA 91201

La Paz County  
Community Development  
1112 Joshua Ave #202  
Parker Arizona 85344

Yuma County  
Department of Development Services  
2351 West 26<sup>th</sup> Street  
Yuma AZ 85364

County of Orange  
Community Development  
300 N. Flower Street  
Santa Ana CA 92703

Imperial County  
Planning and Development Services Dept  
5510 Overland Avenue  
San Diego CA 92123

Beaumont Unified School District  
500 Grace Avenue  
Beaumont CA 92223

Yucaipa Valley Water District  
Post Office Box 730  
Yucaipa CA 92399

Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress CA 90630

U.S. Army Corps of Engineers  
Los Angeles District  
915 Wilshire Blvd, Suite 1101  
Los Angeles CA 90017

California Air Resources Board  
1001 "T" Street  
Sacramento CA 95814

Southern California Association of Govts.  
818 W. Seventh Street, 12<sup>th</sup> Floor  
Los Angeles CA 90017

ATTN: Brian Rupp  
The Shopoff Group, L.P  
2 Park Plaza, Suite 700  
Irvine CA 92614

San Bernardino County  
Planning Department  
County Government Center  
385 N. Arrowhead Ave  
San Bernardino CA 92415

Johnson & Sedlack  
26785 Camoni Seco  
Temecula CA 92590

Nancy Carroll  
1165 Lantana Road  
Beaumont CA 92223

Patsy Reeley  
10065 Frontier Trail  
Cherry Valley CA 92223

CVAN  
P.O. Box 3757  
Beaumont CA 92223

Janet Gudgell  
P.O. Box 487  
Calimesa CA 92320

James L. Fall  
1735 East Ramsey Street  
Banning CA 92220-5939

Michael & Carol Draney  
1145 Lantana Road  
Beaumont CA 92223

Martha Saenz  
840 Annandale Road  
Beaumont CA 92223

9/18/2017 9:30:45 AM

Frances Flanders  
41045 Mohawk Circle  
Cherry Valley CA 92223

Dr. Blair Ball  
39885 Vineland Place  
Cherry Valley CA92223

John Clark  
1572 Summerlin Court  
Beaumont CA 92223

Patti Gerdine  
938 Southwind Court  
Beaumont CA 92223

Judy Bingham  
115 Viele Avenue  
Beaumont CA 92223

Martha Van Rooijen  
P.O. Box 236  
Calimesa CA 92320

Gil Saenz  
931 Monarch Court  
Beaumont CA 92223

Shirley Lithgow  
41810 Candlewood Drive  
Cherry Valley CA 92223

Bill Souder  
1750 Snowberry Road  
Beaumont CA 92223

Russ Bailey  
1527 High meadow Drive  
Beaumont CA 92223

David Vanderpool  
1210 Tumbleweed Court  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DATE: December 9, 2013

TO: Responsible Agencies  
Organizations  
Interested Parties

PROJECT CASE NO./TITLE: Project Title: I-10 Gateway Center Project

Case Numbers:

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

A description of each application is listed below:

General Plan Amendment (GPA1079) – proposes to change the current General Plan Land Use designation from Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Mountainous (R: RM) to Community Development: Light Industrial (CD: LI) and Rural: Rural Mountainous (R: RM). In addition, the proposed project would require this General Plan amendment to adjust the boundary of the Cherry Valley Gateway Policy Area because the applicant is requesting to remove the project site from the Cherry Valley Gateway Policy Area.

Change of Zone (CZ7799) – proposes to change the existing zoning from Controlled Development Areas (W-2) to Industrial Park (I-P).

Parcel Map (PM36564) – proposes to create three industrial parcels.

Plot Plan (PP25337) – proposes to construct an industrial distribution facility consisting of two industrial buildings totaling 2,560,000 square feet, with 428 bay doors.

Environmental Impact Report No. 534 – provides an environmental analysis of the potential impacts of the proposed project. The Environmental Issues section below provides additional detail regarding environmental issues that will be addressed in the Draft Environmental Impact Report.

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*"Planning Our Future... Preserving Our Past"*

**PROJECT LOCATION:**

The proposed I-10 Gateway Center 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 and Exhibit 2). The Project site has regional access via Cherry Valley Boulevard to the I-10 Freeway, and local access via Cherry Valley Boulevard, Brookside Avenue, and Oak Valley Parkway.

The Project site, which comprises approximately 246.5 acres, is vacant and is generally located within the Riverside County unincorporated community of Cherry Valley. Approximately 16.5 acres of the western portion of the Project site is located within the City of Calimesa, although no buildings would be constructed in this area. As depicted on Exhibit 2, the City of Beaumont is located south of the Project site, the City of Calimesa is located directly west and northwest of the site. The City of Yucaipa is located approximately two miles north of the site. Access to the site is off Cherry Valley Boulevard. The Assessor Parcel Numbers for the project site are 407-220-004, 407-220-007, 407-220-008, 407-220-009, 407-220-014, 407-220-016, 413-270-012, 413-270-013, and 407-220-017.

**PROJECT DESCRIPTION:**

Approximately 171.1 acres of the 246.5 acre Project site would be included within the developed portion of the Project. The remaining 74.8 acres would remain as open space (approximately 30.3 percent of the Project site). The Project consists of two (2) industrial buildings that will have sizes of approximately 960,000 square feet and 1,600,000 square feet for a total of approximately 2,560,000 square feet of floor area.

The Project site plan is depicted on Exhibit 3. Both buildings are planned as “high-cube” logistics uses for the distribution of goods. Both buildings would be up to approximately 47 feet in height. Three access points are proposed off Cherry Valley Boulevard. The primary access point is proposed as a signalized intersection, and will be located in the mid-portion of the project site between Building 1 and Building 2.

Water quality basins and improved drainage channels will be constructed to the west of Building 1. A concrete drainage channel will be located north of Buildings 1 and 2. Additionally, a grouted riprap berm and a water quality infiltration trench will be located north of Building 2. Riprap berms will be located east of Building 2 and two water quality basins are planned south of Buildings 1 and 2, paralleling Cherry Valley Boulevard. Additionally, a concrete drainage channel will be located south of the water quality basins and north of Cherry Valley Boulevard.

Existing drainage flows from offsite areas to the north and east of the project site, as well as runoff from the undeveloped portions of the site, would be conveyed through the site in concrete drainage channels and conveyed offsite on the west side of the property. Onsite runoff will be treated in the water quality infiltration trench located north of Building 2 and in two water quality basins located on the south side of the project site.

Water and sewer service for the Project will be provided by the Yucaipa Valley Water District (YVWD). In order to provide service to the Project site, the construction of off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard will be needed. The project site is currently outside the boundaries of the YVWD; therefore, an application for annexation into the YVWD will be filed with the San Bernardino County Local Agency Formation Commission (LAFCO). Two water storage reservoirs, each with a one million gallon capacity, are proposed as part of the project on the northeastern portion of the project site. One of the reservoirs will be used for reclaimed water storage and one reservoir will be used for potable water storage.

Project grading activities would involve onsite cut of approximately 6 million cubic yards (cy) and fill of approximately 6 million cy. The site is designed for an earthwork balance and no import or export of soils will be needed. Limited off-site improvements will be needed along the east boundary of the project site for grading and drainage improvements, as well as access right-of-way.

There are three ephemeral drainages that traverse the Project site from east to west and northeast to southwest. Ephemeral drainages are drainages with water flows that generally occur for only a short period after a rain event. Although all on-site drainages are ephemeral and do not support wetland vegetation, there are some limited areas of the Project site that contain Waters of the U.S. and Waters of the State. Therefore implementation of the Project would require securing a Federal Section 404 permit and a State Section 1602 Streambed Alteration Agreement.

Land use approvals needed to implement the Project include: a Plot Plan; a Tentative Parcel Map; a zone change; and two General Plan Amendments. According to the County of Riverside General Plan, the Project site is currently designated as Very Low Density Residential (VLDR), and Rural Mountainous (RM) along the northern, steeper portion of the site. A General Plan Amendment is proposed to change the Land Use designation from VLDR to Light Industrial (LI) for approximately 155.2 acres. The General Plan land use designation for the 16.5 acres located within the City of Calimesa, which is Rural Living (RL), would not be changed, nor would the VLDR & RM designations for the 74.8 acres that would remain as open space. The applicant is also requesting a General Plan Amendment to remove the project from the Cherry Valley Gateway Policy Area.

The Project also includes a Change of Zone from Controlled Development (W-2) to Industrial Park (I-P) to be consistent with the General Plan Amendment for the 155.2 acre to be designated LI. The northern portion of the Project site that would remain as open space would remain zoned W-2, and the current zoning for that portion of the Project site within the City of Calimesa would remain RL.

#### **ENVIRONMENTAL ISSUES:**

CEQA Guidelines section 15063 provides that if a Lead Agency determines that an EIR will clearly be required for a project, an Initial Study is not required. The EIR that will be prepared for the proposed Project is a full scope EIR including all of the CEQA Guidelines Appendix G topical issue areas. Potential impacts associated with environmental resource areas that will be analyzed in the EIR include those listed below. A full scope EIR is proposed, so there are no environmental topics that have been screened out from review in the Draft EIR.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

The EIR will address the short-term and long-term effects of the Project on the environment. The EIR will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project that may reduce impacts determined to be significant in the EIR will be evaluated. Mitigation measures will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the California Environmental Quality Act (CEQA) Guidelines.

The environmental determination in this Notice of Preparation is subject to a 30-day public review period pursuant to California Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the environmental issues that have the potential to be affected by the Project and, therefore, should be addressed in the EIR.

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Attn: Paul Rull, 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

Pursuant to Riverside County Rules to Implement the California Environmental Quality Act, notice is given to responsible and interested agencies that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report 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 EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

If you have any questions, please contact Paul Rull, Project Planner, at 951-955-0972.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Carolyn Syms Luna, Director

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Paul Rull, Project Planner



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Agency Notice of Preparation of an Draft Environmental Impact Report

DATE: April 24, 2013

TO: Responsible Agencies  
Organizations  
Interested Parties

PROJECT CASE NO./TITLE: Project Title: I-10 Gateway Center Project

Case Numbers:

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

A description of each application is listed below

General Plan Amendment (GPA1079) – proposes to change the current General Plan Land Use designation from Community Development: Very Low Density Residential and Rural: Rural Mountainous to Community Development: Light Industrial and Rural: Rural Mountainous

Change of Zone (CZ7799) – proposes to change the existing zoning from Controlled Development Areas to Industrial Park and Controlled Development Areas

Parcel Map (PM36564) – proposes to subdivide 228 gross acres into five industrial parcels.

Plot Plan (PP25337) – proposes to construct an industrial distribution facility consisting of two industrial buildings totaling 2,560,000 square feet, with 428 bay doors, located on 230 gross acres, of which approximately 144 acres would be developed as part of the project.

Environmental Impact Report No. 534 – provides an environmental analysis of the potential impacts of the proposed project. The Environmental Issues section below provides additional detail regarding environmental issues that will be addressed in the Draft Environmental Impact Report.

### PROJECT LOCATION:

The proposed I-10 Gateway Center 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). The Project site has

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P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

regional access via Cherry Valley Boulevard to the I-10 Freeway, and local access via Cherry Valley Boulevard, Brookside Avenue, and Oak Valley Parkway.

The Project site, which comprises approximately 230 acres, is vacant and is located within the unincorporated community of Cherry Valley. 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 two miles north of the site. Access to the site is off Cherry Valley Boulevard. The Assessor Parcel Numbers for the Project site are 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 are off-site improvement areas where grading will occur, therefore this area is being analyzed in the environmental review of the proposed project.

#### **PROJECT DESCRIPTION:**

The I-10 Gateway Center Project site totals approximately 230 gross acres, of which approximately 144 acres would be included within the developed portion of the Project. The remaining 86 acres would remain as natural open space (approximately 37 percent of the Project site). The Project consists of two (2) industrial buildings will have sizes of approximately 960,000 square feet and 1,600,000 square feet for a total of approximately 2,560,000 square feet of floor area.

The Project site plan is depicted on Exhibit 3. Both buildings are intended to house a variety of industrial uses including some that would be considered "high cube" type wholesale distribution users. The buildings are speculative in that there are not associated tenants at this time. Both buildings would be approximately 39 feet in height. Three access points are proposed off Cherry Valley Blvd. The primary access point will be located in the mid-portion of the Project site between the two buildings and is proposed as a signalized intersection.

Project mass grading activities would involve onsite cut of 6 million cubic yards and fill of approximately 6 million cubic yards. However the site will balance and no import or export of soils will be needed. Additional off-site grading on the west side of the site, within the City of Calimesa, will be also be needed to implement the Project. Water and sewer service for the Project will be provided by the Yucaipa Valley Water District (YVWD). In order to provide service to the Project site the construction of off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard, as well as the construction of an off-site water reservoir will also be needed, although it is expected that the reservoir, which has already been designed and funded by YVWD, will be constructed and in place prior to completion of this Project.

There are three ephemeral drainages that traverse the Project site from east to west and northeast to southwest. Although all on-site drainages are ephemeral and do not support wetland vegetation, there are some limited areas of the Project site that contain Waters of the U.S. and Waters of the State. Therefore implementation of the Project may require securing a Federal Section 404 permit and a State Section 1602 Streambed Alteration Agreement.

Land use approvals needed to implement the Project are a Plot Plan Approval and a Tentative Parcel Map. A General Plan Amendment and Zone Change would also be needed. According to the County of Riverside General Plan, the Project site is currently designated as Rural Mountainous (RM) and Very Low Density Residential (VLDR) and is located within the Cherry Valley Gateway Policy Area. The RM designation is located along the northerly portion of the Project site with the majority of the site designated as VLDR. Thus, a General Plan Amendment application to change the Land Use designation from VLDR to Light Industrial (LI) is proposed as part of the Project entitlements. The applicant is requesting to remove the project from the Cherry Valley Gateway Policy Area, in addition to the changes in land use designation. The Project also includes a Change of Zone from Controlled Development (W-2) to Industrial Park (I-P) to be consistent with the General Plan Amendment. The



northern portion of the Project site designated as RM will remain designated as RM, and will not be developed as part of this Project.

Environmental Issues: CEQA Guidelines section 15063 provides that if a Lead Agency determines that an EIR will clearly be required for a project, an Initial Study is not required. The EIR that will be prepared for the proposed Project is a full scope EIR including all of the CEQA Guidelines Appendix G topical issue areas. Potential impacts associated with environmental resource areas that will be analyzed in the EIR include those listed below. A full scope EIR is proposed, so there are no environmental topics that have been screened out or that are potentially less than significant.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

The EIR will address the short-term and long-term effects of the Project on the environment. The EIR will also evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project that may reduce impacts determined to be significant in the EIR will be evaluated. Mitigation measures will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by Section 15097 of the California Environmental Quality Act (CEQA) Guidelines.

The environmental determination in this Notice of Preparation is subject to a 30-day public review period pursuant to California Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the environmental issues that have the potential to be affected by the Project and, therefore, should be addressed in the EIR.

**LEAD AGENCY:**

Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Attn: Paul Rull, 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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

Pursuant to Riverside County Rules to Implement the California Environmental Quality Act, notice is given to responsible and interested agencies, that the Riverside County Planning Department plans to oversee the preparation on an Environmental Impact Report 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 EIR. Information in that regard should be submitted to this office as soon as possible, but **not later than thirty (30) days** after receiving this notice.

Attached is a copy of the issues to be included in the draft EIR. If you have any questions please contact Paul Rull, Project Planner at 951-955-0972

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Carolyn Syms Luna, Director

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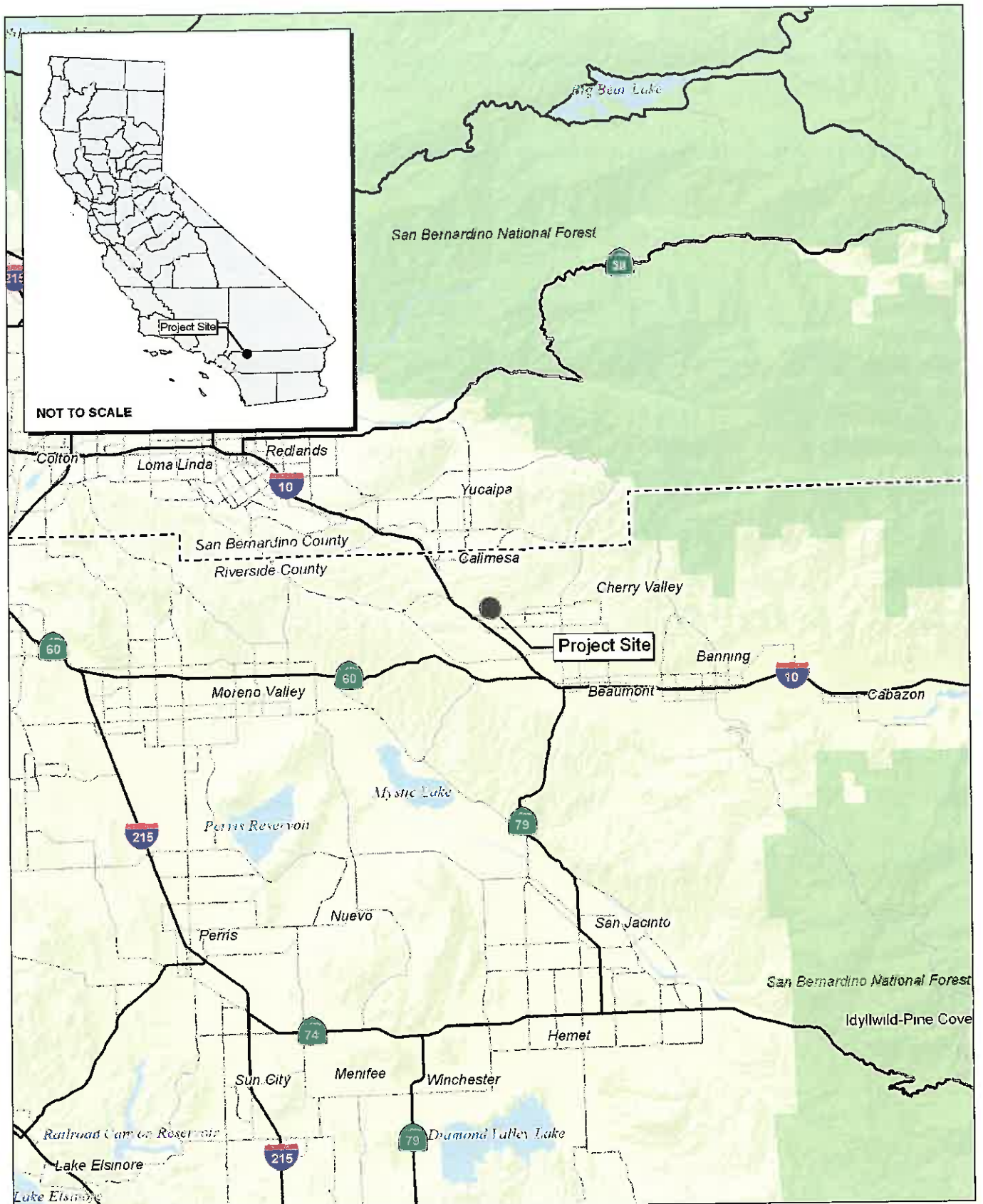
Pau Rull, Project Planner

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Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office • 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



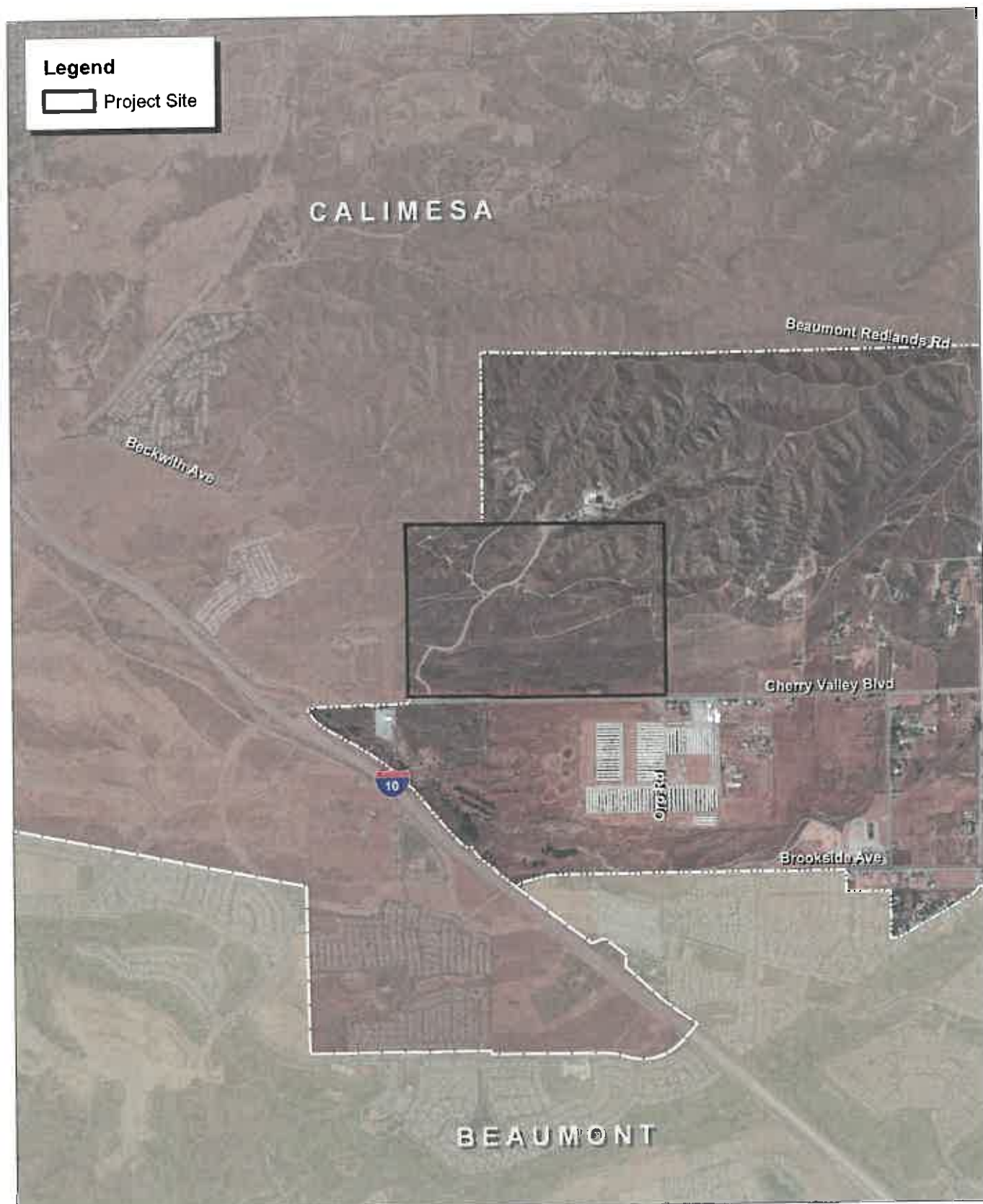
Michael Brandman Associates

34260005 • 04/2013 | 1\_regional.mxd



## Exhibit 1 Regional Location Map

TSG CHERRY VALLEY LP • I-10 GATEWAY CENTER  
NOTICE OF PREPARATION FOR EIR NO. 534



Source: ESRI Aerial Imagery.



Michael Brandman Associates

34260005 • 04/2013 | 2\_local\_aerial.mxd



## Exhibit 2 Local Vicinity Map Aerial Base

TSG CHERRY VALLEY LP • I-10 GATEWAY CENTER  
NOTICE OF PREPARATION FOR EIR NO. 534





Printed at: 9:51 am  
On: Tuesday, Nov 22, 2016

Ad #: 0010217855  
Order Taker: neller

# THE PRESS-ENTERPRISE

## Classified Advertising

### Proof

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
(951) 684-1200  
(800) 514-7253  
(951) 368-9018 Fax

#### Account Information

Phone #: 951-955-5132  
Name: TLMA/COUNTY OF RIVERSIDE  
Address: PO BOX 1605  
RIVERSIDE, CA 92502

Account #: 1100143932  
Client:  
Placed By: Mary C. Stark  
Fax #:

#### Ad Information

Placement: Public Notice FR  
Publication: PE Riverside, PE.com

Start Date: 11/28/2016  
Stop Date: 11/28/2016  
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE  
Ad type: C Legal

Size: 2 X 87 LI  
Bill Size: 174.00

Amount Due: \$252.30

#### Ad Copy:

#### Notice of Completion

A Draft Environmental Impact Report (DEIR) has been completed for the project described below:

**SAN GORGONIO CROSSING - GENERAL PLAN AMENDMENT (GPA NO. 1079), CHANGE OF ZONE (CZ NO. 7799), PARCEL MAP (PM NO. 36564), PLOT PLAN (PP NO. 25337) (Fast Track Authorization No. 2008-24) - EA42179 - SCH#20140110009 EIR No. 534; Applicant: TSG Cherry Valley, LLP.**

The County of Riverside Planning Department will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will coordinate the public review of an Environmental Impact Report (EIR) that will evaluate the potential significant environmental impacts that may result from the proposed project. TSG Cherry Valley, LP (project proponent) is proposing to process the above referenced entitlement actions through Riverside County in order to develop PP 25337 which is an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 300 bay doors, located on 230 gross acres, of which approximately 144 acres would be developed. The proposed GPA would revise the land use designation from Community Development: Very Low Density Residential (CD:VLDL) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Change of Zone proposes to change the existing zoning from Controlled Development Areas (W-2) to Industrial Park (I-P). The Parcel Map proposes to subdivide 228 gross acres into four parcels. The property is located northerly of Cherry Valley Boulevard, easterly of Interstate 10 and westerly of Vineland Street, within the Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan.

The County has prepared a DEIR for the San Geronio Crossings Project [(GPA No. 1079, CZ No. 7799, PP No. 25337)] that evaluates the potential environmental impacts that would result from constructing and implementing the proposed project. Because this project includes a subdivision map, the focus of the analysis, in accordance with Section 15146 of the State CEQA Guidelines, addresses the specific effects of the proposed Project as presented in PM 36564. However, it is the combination of entitlements requested for this project that must be approved by the County to allow development shown in PM 36564 to be implemented.

A Draft EIR (DEIR) has been prepared for the proposed project which identifies the potentially significant environmental impacts of the project. If you wish to obtain a copy, please contact the County of Riverside as indicated below.

Copies of the Draft EIR, and its Technical Appendices are available for review at the Riverside County Planning Department offices at 4080 Lemon Street, 12th Fl., Riverside, California. Copies of the documents will also be provided to the following libraries for public review:

Calimesa Public Library	Beaumont Public Library
974 Calimesa Blvd	125 E 8th St
Calimesa CA 92320	Beaumont CA
	92223

Written questions should be mailed to the Riverside County Planning Department, Attention: Brett Dawson, Project Planner, at P.O. Box 1409, Riverside, CA 92502-1409 or by sending an email to [bdawson@rcltma.org](mailto:bdawson@rcltma.org).

Written comments on the document must be submitted to the Riverside County Planning Department no later than 5:00 P.M. on January 18, 2016. All comments received by the deadline will be included in the Final EIR, which will be presented to the hearing body. Notification of the public hearing will be provided at a later date.

11/28



# NOTICE OF COMPLETION & ENVIRONMENTAL TRANSMITTAL FORM

SCH#: 2014011009

**Project Title:** SAN GORGONIO CROSSING - RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR NO. 534)  
GENERAL PLAN AMENDMENT (GPA NO. 1079), CHANGE OF ZONE (CZ NO. 7799), PARCEL MAP (PM NO. 36564),  
PLOT PLAN (PP NO. 25337) (Fast Track Authorization No. 2008-24) - EA42179

**Lead Agency:** County of Riverside Planning Dept. **Contact Person:** Brett Dawson bdawson@rivco.org  
**Mailing Address:** 4080 Lemon Street, 12<sup>th</sup> Floor PO Box 1409 **Phone:** (951) 955-0972  
**City:** Riverside **Zip:** 92502-1409 **County:** Riverside

## Project Location

**County:** Riverside **City/Community:** Cherry Valley/Calimesa  
**Cross Streets:** Cherry Valley Boulevard, easterly of Interstate 10 and Westerly of Vineland Street **Zip**

**Code:** 922  
23

**Assessor's Parcel No(s):** 407-220-004, 007, 008, 009, 014, 016, 017, 407-270-012, 013 **Section** 30 **Twp:** 2S **Range:** 1W **Base:** San Bernardino

**Latitude/Longitude:** \_\_\_\_\_ "North/ \_\_\_\_\_ " West **Total Acres:** 229  
**Within** 2 **miles:** \_\_\_\_\_ **State Waterways:** \_\_\_\_\_  
**Hwy#:** \_\_\_\_\_

**Airports:** \_\_\_\_\_ **Railways:** \_\_\_\_\_ **Schools:** \_\_\_\_\_

## Document Type:

**CEQA:** ☐ NOP ☐ Draft EIR ☐ NOI ☐ Joint Document  
☐ Early Cons ☐ Supplemental EIR ☐ EA ☐ Final Document  
☐ Neg Dec ☐ Subsequent EIR ☐ Draft EIS ☐ Other \_\_\_\_\_  
☐ Mit Neg Dec ☒ Other RECIRCULATED DEIR ☐ 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 \_\_\_\_\_

## Development Type:

☐ Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ ☐ Transportation: Type \_\_\_\_\_  
☐ Office: Sq.Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Mining: Mineral \_\_\_\_\_  
☐ Commercial: Sq.Ft \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ ☐ Power: Type \_\_\_\_\_ Watts \_\_\_\_\_  
☒ Industrial: Sq.Ft \_\_\_\_\_ Acres 140.23 Employees \_\_\_\_\_ ☐ Waste Management: Type \_\_\_\_\_  
☐ Educational: \_\_\_\_\_ ☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Recreational: Open Space Recreation ☒ Other: Public Facilities  
☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

## Project Issues That May Have A Significant or Potentially Significant Impact

☒ Aesthetic/Visual ☒ Economic/Jobs ☒ Flood Plain/Flooding ☒ Recreation/Parks  
☒ Agricultural Land ☐ Fiscal ☒ Forest Land/Fire Hazard  
☒ Air Quality ☒ Geologic/Seismic  
☒ Archaeology/Historical ☒ Minerals  
☒ Biological Resources ☒ Noise  
☐ Coastal Zone ☒ Population/Housing Balance  
☒ Drainage/Absorption ☒ Public Services/Facilities

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Schools/Universities       | <input checked="" type="checkbox"/> Water Quality                |
| <input checked="" type="checkbox"/> Septic Systems             | <input checked="" type="checkbox"/> Water Supply/Groundwater     |
| <input checked="" type="checkbox"/> Sewer Capacity             | <input checked="" type="checkbox"/> Wetland/Riparian             |
| <input checked="" type="checkbox"/> Soil                       | <input checked="" type="checkbox"/> Growth Inducing              |
| <input checked="" type="checkbox"/> Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Land Use                     |
| <input checked="" type="checkbox"/> Solid Waste                | <input checked="" type="checkbox"/> Cumulative Effects           |
| <input checked="" type="checkbox"/> Toxic/Hazardous            | <input checked="" type="checkbox"/> Other: <u>Health Impacts</u> |
| <input checked="" type="checkbox"/> Traffic/Circulation        | <input checked="" type="checkbox"/> <u>Property Value</u>        |
| <input checked="" type="checkbox"/> Vegetation                 |  |

**Present Land Use/Zoning/General Plan Designation:** The project site is currently used for agriculture. Land to the east of the project site is currently used for grazing and land to the west, and the southwest is a small horse ranch. The existing land uses surrounding the project site are: rural residential land to the north, east and west, the land located south of the project site contains an abandoned egg farm and is an undeveloped approved residential site.

**Project Description (use separate sheet if necessary):**

The County of Riverside Planning Department will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will coordinate the public review of a Recirculated Draft Environmental Impact Report (RDEIR) that will evaluate the potential significant environmental impacts that may result from the proposed project. TSG Cherry Valley, LP (project proponent) is proposing to process the above referenced entitlement actions through Riverside County in order to develop PP 25337 which is an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 306 bay doors 30,000 square feet of office space, located on 229 gross acres, of which approximately 140.23 acres would be included within the developed portion of the project, and 84.8 acres would remain as natural open space (approximately 36 percent of the project site).. The proposed GPA would revise the land use designation from Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) to Community Development: Light Industrial (CD:LI)(0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Change of Zone proposes to change the existing zoning from Controlled Development Areas (W-2) to Industrial Park (I-P). The Parcel Map proposes to subdivide 229 gross acres into four parcels. The property is located northerly of Cherry Valley Boulevard, easterly of Interstate 10 and westerly of Vineland Street, within the Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan. APN's 407-220-004, 007, 008, 009, 014, 016, 017, and APN's 407-270-012, 407-270-013 are not part of the project, but are part of improvements related to the project.

**Reviewing Agencies Checklist**  
(Recommend Clearinghouse distribution by checking appropriate boxes)

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

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

Starting Date: May 26, 2017

Ending Date: July 10, 2017

**Lead Agency:** Riverside County Planning Department

Consulting Firm FirstCarbon Solutions

Address: 4080 Lemon Street 12<sup>th</sup> Floor

City/State/Zip: Riverside CA 92501

Contact: Brett Dawson

Phone: (951) 955-0972

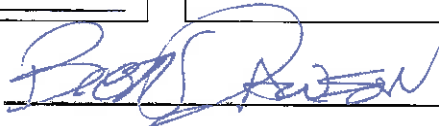
**Applicant** TSG Cherry Valley LP C/O William A Shopoff

Address: 2 Park Plaza Suite 70

City/State/Zip: Irvine CA 92614

Phone: (949) 417-1396

Signature of the Lead Agency Representative



Date:

5/26/17

Envelopes to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044

Certified or Fed Ex packages to: State Clearinghouse, 1400 Tenth Street, Suite 222, Sacramento, CA 95814

## Notice of Completion

A Draft Environmental Impact Report (DEIR) has been completed for the project described below:

**SAN GORGONIO CROSSING -- GENERAL PLAN AMENDMENT (GPA NO. 1079), CHANGE OF ZONE (CZ NO. 7799), PARCEL MAP (PM NO. 36564), PLOT PLAN (PP NO. 25337) (Fast Track Authorization No. 2008-24) – EA42179 – SCH#20140110009 EIR No. 534; Applicant: TSG Cherry Valley, LLP.**

The County of Riverside Planning Department will serve as the Lead Agency under the California Environmental Quality Act (CEQA) and will coordinate the public review of an Environmental Impact Report (EIR) that will evaluate the potential significant environmental impacts that may result from the proposed project. TSG Cherry Valley, LP (project proponent) is proposing to process the above referenced entitlement actions through Riverside County in order to develop PP 25337 which is an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 square feet, with 300 bay doors, located on 230 gross acres, of which approximately 144 acres would be developed. The proposed GPA would revise the land use designation from Community Development: Very Low Density Residential (CD:VLDR)(1 Acre Minimum) and Rural: Rural Mountainous (R:RM)(10 Acre Minimum) to Community Development: Light Industrial (CD:LI)(0.25 – 0.60 Floor Area Ratio) Community Development: Public Facility (CD:PF) and Open Space: Open Space Recreation (OS:OS-R) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The Change of Zone proposes to change the existing zoning from Controlled Development Areas (W-2) to Industrial Park (I-P). The Parcel Map proposes to subdivide 228 gross acres into four parcels. The property is located northerly of Cherry Valley Boulevard, easterly of Interstate 10 and westerly of Vineland Street, within the Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan.

The County has prepared a DEIR for the San Gorgonio Crossings Project [(GPA No. 1079, CZ No. 7799, PP No. 25337] that evaluates the potential environmental impacts that would result from constructing and implementing the proposed project. Because this project includes a subdivision map, the focus of the analysis, in accordance with Section 15146 of the State CEQA Guidelines, addresses the specific effects of the proposed Project as presented in DM 36564. However, it is the combination of entitlements requested for this project and the other entitlements by the County to allow development shown in PM 36564 to be in

A Draft EIR (DEIR) has been prepared for the proposed project to evaluate the potential significant environmental impacts of the project. If you wish to comment on the Draft EIR, please contact the County of Riverside as indicated below.

Copies of the Draft EIR, and its Technical Appendices are available at the County Planning Department offices at 4080 Lemon Street, 12th Fl., Riverside, California. Copies of the documents will also be provided to the following libraries for public review:

Calimesa Public Library  
974 Calimesa Blvd  
Calimesa CA 92320

Beaumont Public Library  
125 E 8<sup>th</sup> St  
Beaumont CA  
92223

Written questions should be mailed to the Riverside County Planning Department, Attention: Brett Dawson, Project Planner, at P.O. Box 1409, Riverside, CA 92502-1409 or by sending an email to [bdawson@rctlma.org](mailto:bdawson@rctlma.org).

FILED / POSTED  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-201601337  
11/22/2016 09:41 AM Fee: \$ 0.00  
Page 1 of 2  
JAN 4 2017

Removed: By: Deputy

Written comments on the document must be submitted to the Riverside County Planning Department no later than 5:00 P.M. on January 18, 2016. All comments received by the deadline will be included in the Final EIR, which will be presented to the hearing body. Notification of the public hearing will be provided at a later date.



RIVERSIDE COUNTY  
Economic Development Agency

# Fast Track Authorization

Case No.: \_\_\_\_\_

FTA No. 2008-24

SUPERVISOR: Marion Ashley

SUPERVISORIAL DISTRICT: 5

Company/Developer: TSG Cherry Valley, LP

Contact: Brian Rupp

Address: 8951 Research Drive, Irvine, CA 92618

Phone: (949) 417-1396

Fax: (949) 417-1399

Email: brupp@shopoff.com

Architectural Firm: HPA

Contact: Yong Nam or Inkon Kim

Address: 18831 Burdeen Avenue Suite 100, Irvine, CA 92612

Phone: (949) 863-1770

Fax: (949) 863-0851

Email: Yong@hparchs.com/Inkon@hparchs.co

Engineering Firm: Hunsaker and Associates

Contact: Kris Weber

Address: Three Hughes, Irvine, CA 92618

Phone: (949) 583-1010

Fax: (949) 583-0759

Email: kweber@hunsaker.com

Land Use Application(s): ☒ General Plan Amendment ☐ Conditional Use Permit ☒ Change of Zone

☒ Plot Plan ☒ Parcel Map ☐ Other \_\_\_\_\_

## Site Information:

Assessor's Parcel Number(s) 407-220-004, -007, -008, -009, -014, -017, -016

Cross Streets/Address North Side of Cherry Valley at the I-10/ Cherry Valley Boulevard interchange

Land Use Designation VLDR & RM

Zoning W-2

Site Acreage 229

Redevelopment Project Area/Sub-Area N/A

Unincorporated Community Cherry Valley

## Project Information (Estimate Amounts):

Eligibility Criteria ☒ Full Time Jobs ☒ Capital Investment ☐ Annual Taxable Sales ☒ Board of Supervisors ☐ Child Care  
☐ Workforce Housing ☐ Other \_\_\_\_\_

Permanent Full-Time Jobs 850

Wages per Hour \$10.30

Construction Jobs 1400

Capital Investment \$160,000,000

Taxable Sales \$425,000

Bldg Size 2,300,000

Project Type

☐ Commercial

☒ Industrial

☐ Office

☐ Residential

☐ Other \_\_\_\_\_

Industrial Classification Warehouse Distribution

Commercial Classification N/A

## Project Description:

The I-10 Gateway Job Center is a light industrial development that will include a two-building distribution center.

\* Approved by the Board of Supervisors on 12/23/2008 Agenda, Item 3.4.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately initiate "FAST TRACK" procedures to enable the project to proceed as soon as possible, in accordance with Board Fast Track Policy A-32. \*This Authorization contains preliminary project information and serves as a basis for determining "FAST TRACK" eligibility. During the county's development review process, the proposed project size and configuration may be altered.

Robin Zupfer  
Robin Zupfer, Assistant County Executive Director/EDA

12/24/08  
Date



**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**FROM:** Supervisor Marion Ashley

**SUBMITTAL DATE:**  
December 17, 2008

**SUBJECT:** Fast Track Request for I-10 Gateway Job Center

**RECOMMENDED MOTION:** That the Board of Supervisors grants Fast Track status to the I-10 Gateway Job Center in accordance with Board Fast Track Policy A-32.

**BACKGROUND:** The Economic Development Agency has received a request for Fast Track assistance from TSG Cherry Valley, LP that is proposing to construct a 2.3 million square foot industrial center on 229 acres north of the I-10/Cherry Valley Boulevard interchange. The project will be called the I-10 Gateway Job Center and it will require an Environmental Impact Report. The Center will take advantage of the project site's convenient location along the I-10 corridor, while keeping the community's environment and open space preservation as top priorities. The project will devote thirty percent of the site to open space, with approximately 69 acres of permanent natural open space and hillside preservation.

The I-10 Gateway Job Center will be a \$160 million capital investment and is anticipated to create 850 permanent jobs and over 1,400 construction jobs.

*Marion Ashley*

Marion Ashley  
Supervisor – District 5

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Wilson and Ashley  
Nays: None  
Absent: None  
Date: December 23, 2008  
xc: Supvr. Ashley, EDA

Nancy Romero  
Clerk of the Board  
By *[Signature]*  
Deputy

Prev. Agn. Ref.:

District: All

Agenda Number:

3.4

Dep't  
Recom: ☐ Policy  
Per Exec. ☐ Consent  
Off.: ☐ Policy



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

July 11, 2017

Brett Dawson  
Riverside County  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Subject: San Geronio Crossing - Recirculated Draft Environmental Impact Report (RDEIR No. 534)  
General Plan Amendment (GPA No. 1079), Change of Zone (CZ No. 7799),  
SCH#: 2014011009

Dear Brett Dawson:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on July 10, 2017, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** .2014011009  
**Project Title** San Gorgonio Crossing - Recirculated Draft Environmental Impact Report (RDEIR No. 534) General  
**Lead Agency** Plan Amendment (GPA No. 1079), Change of Zone (CZ No. 7799),  
Riverside County

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**Type** EIR    Draft EIR  
**Description** Note: Recirculated

The county of Riverside planning department will serve as the lead agency under CEQA and will coordinate the public review of an EIR that will evaluate the potential significant environmental impacts that may result from the proposed project. TSG Cherry Valley, LP (project proponent) is proposing to process the above referenced entitlement actions through Riverside county in order to develop PP 25337 which is an industrial distribution facility consisting of two industrial buildings totaling 1,823,760 sf, with 300 bay doors, located on 230 gross acres, of which approximately 144 acres would be developed. The proposed GPA would revise the land use designation from community development: very low density residential and rural: rural mountainous to community development: light industrial community development: public facility and open space: open space recreation and rural: rural mountainous. The change of zone proposes to change the existing zoning from controlled development areas to industrial park. The parcel map proposes to subdivide 228 gross acres into four parcels. The property is located northerly of Cherry Valley Blvd, easterly of I-10 and westerly of Vineland St, within the Cherry Valley Policy Area, Cherry Valley Gateway Policy Area and the Pass Area Plan. APNs 407-220-004, 007, 008, 009, 014, 016, 017 and APNs 407-270-012, 407-270-013 are not part of the project, but are part of improvements related to the project.

**Document Details Report  
State Clearinghouse Data Base**

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**Lead Agency Contact**

<b>Name</b>	Brett Dawson		
<b>Agency</b>	Riverside County		
<b>Phone</b>	951 955 0972	<b>Fax</b>	
<b>email</b>			
<b>Address</b>	4080 Lemon Street, 12th Floor		
	P.O. Box 1409		
<b>City</b>	Riverside	<b>State</b>	CA <b>Zip</b> 92502-1409

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**Project Location**

<b>County</b>	Riverside		
<b>City</b>			
<b>Region</b>			
<b>Lat / Long</b>	33° 58' 20.30" N / 117° 1' 17.69" W		
<b>Cross Streets</b>	Northerly of Cherry Valley Blvd, easterly of I-10 freeway, westerly of Vineland Street		
<b>Parcel No.</b>	Various		
<b>Township</b>	2S	<b>Range</b>	1W <b>Section</b> 30 <b>Base</b> SBB&M

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**Proximity to:**

<b>Highways</b>	I-10
<b>Airports</b>	
<b>Railways</b>	
<b>Waterways</b>	
<b>Schools</b>	Various
<b>Land Use</b>	Vacant/Controlled Development Areas (W-2)/Community Development

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<b>Project Issues</b>	Agricultural Land; Air Quality; Noise; Recreation/Parks; Traffic/Circulation; Water Quality; Water Supply; Growth Inducing; Landuse; Other Issues
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<b>Reviewing Agencies</b>	Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 6; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 8; Regional Water Quality Control Board, Region 7; Air Resources Board, Major Industrial Projects; Native American Heritage Commission
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<b>Date Received</b>	05/26/2017	<b>Start of Review</b>	05/26/2017	<b>End of Review</b>	07/10/2017
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COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0908218

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: TSG CHERRY VALLEY LP \$64.00  
paid by: MC 89716P  
paid towards: CFG05535 CALIF FISH & GAME: EIR  
EA42179  
at parcel #:  
appl type: CFG2

By \_\_\_\_\_ Jun 08, 2009 10:04  
SBROSTRO posting date Jun 08, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R0908218

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: TSG CHERRY VALLEY LP  
paid by: MC 89716P

\$64.00

EA42179

paid towards: CFG05535

CALIF FISH & GAME: EIR

at parcel:

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Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!



October 1, 2017

Brett Dawson, Project Mgr.  
County of Riverside  
P. O. Box 1409  
Riverside, CA 92502-1409

Re: The 2 Million Square Foot Monstrosity  
aka San Gorgonio Crossing

Dear Mr. Dawson,

I object to this project because of the following:

Traffic – estimates that up to 800 trucks a day will be coming in and out of this warehouse. Just recently, several stop signs have been added. It won't be easy for these trucks to maneuver through these intersections in a timely manner. Also, a 487 home project is being planned with Cherry Valley Boulevard the only entrance and exit to the freeway for miles. Traffic already backs up onto the freeway. If this warehouse is approved, you will have trucks and cars backed up all the way to Calimesa heading eastbound and backed up all the way to Banning heading westbound. There have been horrific accidents caused by traffic backing up on freeways and if something like this happens, the county will be held liable.

Other concerns are air pollution, biological impacts, light pollution, wild life corridor concerns, reduced home values, and clean water concerns and aesthetics.

Speaking of aesthetics, the County of Riverside approved a general plan for the pass area entitled:


Cherry Valley Gateway Policy Area: "The Cherry Valley Gateway Policy area is located at the westerly edge of the community of Cherry Valley in an area that is presently largely agricultural or undeveloped. The policy area shall be developed as a gateway to Cherry Valley and it shall be developed to evoke the rural character of that area . . ."

"Provision shall be made for establishment of a visible entrance feature for Cherry Valley within this area that evokes the rural identity of the community."

This 2 million square foot monstrosity does not evoke the rural identity of the community and if this project is approved, goes against the general plan approved by the County of Riverside.

It is respectfully requested that this project not be approved because of the above concerns and again, this project goes against the general plan approved by the County of Riverside.

Sincerely,

  
Lori Knapp

38761 Cherrystone Ave  
Cherry Valley CA 92223  
951-727-6569

October 1, 2017

Brett Dawson, Project Mgr.  
County of Riverside  
P. O. Box 1409  
Riverside, CA 92502-1409

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Sincerely,

*Barbara Knapp*  
BARBARA KNAPP



October 1, 2017

Brett Dawson, Project Mgr.  
County of Riverside  
P. O. Box 1409  
Riverside, CA 92502-1409

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aka San Gorgonio Crossing

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It is respectfully requested that this project not be approved because of the above concerns and again, this project goes against the general plan approved by the County of Riverside.

Sincerely,

*Candace Richmond*  
CANDACE RICHMOND  
38725 CHERRYSTONE AVENUE  
CHERRY VALLEY, CA 92223

Dear Mr. Dawson,

My husband and I moved to Cherry Valley 11 years ago when we discovered this hidden little gem. We had never even heard of Cherry Valley before that time. We sold our home in Bellflower, CA to come here and spend the rest of our lives in this quaint, serene, beautiful little country side. We go to bed every night listening to the sound of owls and coyotes howling and look up into the sky at the millions of stars and thank the Lord for giving us this beautiful paradise. We wake up and watch the rabbits graze in our yard, the quail run through, the beautiful birds eating from our feeders and the sound of the wood peckers in our trees. We are in such awe of our home we call Cherry Valley.

We are horrified at the thought of a Mega Warehouse coming in and destroying all that Cherry Valley is, and stands for! How can you even consider this, not to mention Cherry Valley IS TO BE PROTECTED BY LAW FROM BUILDING SUCH!!! WE DO HAVE LAWS AND THIS IS WHY WE HAVE THEM! YOU CAN'T JUST OVERRIDE WHAT THE LAWS STATE AND WHAT THE PEOPLE OF CHERRY VALLEY WANT!!

I could go on and on with many reasons why this should not be here and the impact it would have on all of us. I have brought with me several letters from my neighbors that were not able to come today. They, we, basically all feel the same way. I would like to read some of the letters on their behalf.

Thank you,

Andy & Vicki Zinelis

9174 Bonita Drive, Cherry Valley

951-797-3230

*Vicki Zinelis* 10/3/17



October 2, 2017

Brett Dawson  
Project Manager  
County of Riverside  
P.O. Box 1409  
Riverside, CA92502-1409

Dear Mr. Dawson,

I am writing to you as a concerned resident and business owner in Riverside County, CA. My husband and I relocated our family from Orange County, CA to the Inland Empire over a decade ago. We helped my parents to relocate here from Los Angeles County shortly thereafter. We chose this area because of the wide open spaces, lack of air and noise pollution, proximity to nature, and for the ability to raise our children outside of a big city atmosphere.

I am aware of the proposed plan to build a mega warehouse off of the 10 freeway in Cherry Valley. If you spend some time out here, it will become apparent that this is a special place. On any given day, you see horses, cows, and goats roaming the fields. A healthy population of hawks soar over our skies. You can hear the owls hoot at night. We have bobcat, mountain lion, and coyote. Many of the residents farm chickens and grow their own gardens. At night, the quiet and the dark sky provide a sense of calmness and peace.

These are all things that no longer exist in areas that have been taken over by massive commercial operations. Our relatively calm streets will be inundated with big rig traffic and noise. Our skies will fill with the pollution of thousands of trucks. Our peaceful, beautiful, quaint town will become the gateway for more and more development.

As a business owner, I understand that difficult financial decisions must be made even when they are not popular. So must moral and ethical ones. Riverside is a vast county. Please consider developing in those areas instead. I am humbly asking as a taxpayer and business owner of this county to please consider the detrimental impact this development will have on the citizens and on the future of our town. Leave Cherry Valley wild and rural and beautiful like it has been for generations. Not many children in this county get to grow up in such a special place.

I thank you for your consideration in this very important matter.

Best Regards,

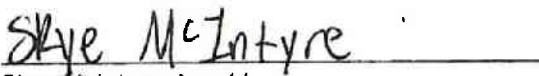


Christine M. McIntyre  
9285 Rancho Drive  
Cherry Valley, CA 92223

Director of Operations  
McIntyre Law Group  
166 W. Ramsey Street  
Banning, CA 92220



Avery McIntyre, Age 12



Skye McIntyre, Age 11

Brett Dawson

9/20/2017

Property Manager

County of Riverside

P.O. Box 1409

Riverside, CA 92502

I cannot understand how you could even consider putting a two million square foot warehouse on Cherry Valley Blvd. I have lived in Cherry Valley for over twenty years and Cherry Valley Blvd. is a "main" road for Cherry Valley, as well as Beaumont to access the 10 Freeway for work, many shopping centers, and commuting kids to and from school. An estimated 800 trucks on the road a day will make it absolutely, impossible for the residence to travel the road.

Other objectives include the excessive noise and "high" air pollution that will also affect the Cherry Valley residents, their family and animals, as well as the wild life in this rural area. The EPA and International Agency of Research have both found that diesel trucks are the highest polluters of potential human carcinogens effecting our lungs and irritation to eyes, nose and throat.

To complicate things even worse, evidently the City of Beaumont is attempting annex the old Sunny Cal Egg Ranch on Cherry Valley Blvd. and add another 497 homes. This is right near your proposed project. How do you think this will affect traffic?

**SAY NO TO THIS PROJECT!**

There must be a better location for this warehouse!!! I am sure you would not want this huge structure, traffic, air pollution, and decreasing property values in your back yard.



Donna Alsop

9167 Rancho Dr.

Cherry Valley, CA 92223

(951) 769-5411

October 2, 2017

County of Riverside:

We are residence of Cherry Valley and bought our home here just a year ago because we love how the community is small, quant, rural and basically "country". We were made aware that there was an ordinance done years ago that would prevent large business' (warehouses) from coming into Cherry Valley. Now we here that the "big money" is winning over what our community wants. I am disgusted with the idea of a huge warehouse coming into Cherry Valley.

Please support our community and do not let this monstrosity come into our small and quant community. There are plenty other places along the 10 near the railway system that can accommodate this type of building.

We again have "money" talking and taking over which completely contradicts what our community wants. Please stop this from happening!! I am sure our community can get enough backing from attorneys to put a stay on this project and postpone it to the point that the company wanting to build this will either look elsewhere, or cost them to much money to pursue having this horrible eyesore in our area.

We are concerned citizens and we would like our voice to be heard instead of the "big money" to be heard.

Sincerely,

Brian and Raenel Peterson

9060 Bonita Road

Cherry Valley, CA 92223

October 02, 2017

Brett Dawson  
Project Manager  
County of Riverside  
PO Box 1409  
Riverside CA, 92502-1409

RE: STOP GATEWAY WAREHOUSE  
Mr. Dawson,

I am writing this letter with great concern and pleading with you to STOP the Gateway Warehouse Project!

I have resided in Cherry Valley for over fifteen years with my family in this little rural town. My family and I built a custom home in Cherry Valley fifteen years ago because we fell in love with the rural, beautiful scenery, clean air and the slow pace of this town.

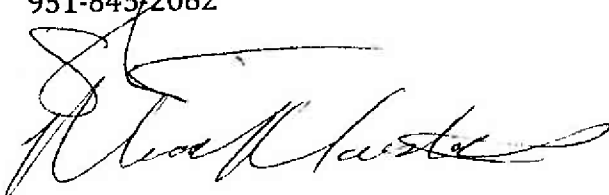
I have two children that attend the local schools, Mountain View Middle School and Beaumont High School. My Children are active in all the sports in the local community and spend majority of their time outside doing these activities. This is one reason why I am so concerned and need this project STOPPED! I can only imagine what detriment this will cause air quality, when 700-800 trucks start stopping at the warehouse. Diesel exhaust has been classified as a human carcinogen by the United States Environmental Protection Agency. The particulates of diesel trucks irritate the eyes, nose, throat and lungs and contribute to respiratory problems. I moved here to Cherry Valley so that my children could prosper in a clean air environment and I am upset that with the GATEWAY WAREHOUSE PROJECT all that would change. Why would this even be considered, especially with these schools within 5 miles of the project!

My Family and I choose this city for it rural beauty, the clear night sky with little light pollution and now with this project we would no longer be able to view the stars from our back yard as the light pollution from this project would make the area bright and ugly.

The traffic on and off the Highway would be impacted with about 800 trucks diesel trucks going in and out every day and this will make Cherry Valley BLVD undrivable! The water runoff from these warehouses would pollute our local water basin and a large warehouse would be a terrible eyesore, destroying the rural beauty of the area.

There are some things in life that are out of our control, but not this project. You can make a stand and do what is right for Cherry Valley and STOP the Gateway Warehouse Project.

Cory and Micah Marsteller  
9245 Beauview Drive  
Cherry Valley, CA 92223  
951-845-2082



October 2, 2017

Riverside County Planning Department

Riverside, Ca 92501

Attn: Mr. Brett Dawson, Project Planner

RE: San Gorgonio Crossing DEIR #534

Dear Mr. Dawson

My name is Joe Lindberg. I moved to Cherry Valley along with my wife and family 28 years ago. We moved here even though it meant a very long work commute for me because we felt that the small town environment would be a much better place to raise a family. This included a lower crime rate, cleaner air, less noise and more wholesome activities to name but a few of the advantages of the Cherry Valley community.

Over the years there have been many attempts made by large investors to convert large sections of open land into either high density housing or large commercial projects. Thankfully to date these have not been successful as they would much diminish what Cherry Valley was established to be as a rural / residential community of interest.

This proposal to rezone the large area on Cherry Valley Avenue for a mega-warehouse would be very detrimental to the community and go against every reason we moved to this area those many years ago. The steady traffic of large trucks onto and out of this warehouse would increase both noise and air pollution and lead to a significant increase in the amount of traffic along that corridor. Worse yet, it is a fact that once an area acquires one such facility it attracts others. This would destroy what the Cherry Valley Community of Interest was established for and promised protection to remain.

Large investors who decide to buy large tracts of land that are zoned for one purpose should not be able to impose their will on hundreds and thousands of other individuals to have that land rezoned for financial gain to the detriment of those other individuals. They should be required to develop plans for that land that fall within the existing zoning of that land, especially when that land is known to be part of a protected area within the County of Riverside's General Plan.

A handwritten signature in cursive script, appearing to read "Joseph F. Lindberg".

Joseph F Lindberg

9323 Rancho Dr

Cherry Valley, Ca 92223

## Letter of Opposition to the Purposed Warehouse Development Project

My name is Jacklin Johnson and I am writing on the behalf of my large family that live in Cherry Valley. My son also bought a house in Cherry Valley because he loved the area he grew up in.

It is hard to believe that anyone would even consider allowing these land speculators and developers to ruin this beautiful area. As a registered voter in Riverside I have to write to tell you that I'm appalled at the idea that our rights would be ignored.

This is a beautiful rural community, there is not a lot left like this in California. The idea is insane, 2 million square-foot warehouses, the pollution alone from the Diesel trucks, the traffic, I could go on and on how this would ruin the environment Air water animal life.

Please do what is right and stand up and help us fight against this plan.

Thank you,  
Robert & Jacklin Johnson

9/28/17

9191 Bonita Dr., Cherry Valley,  
Ca, 92223

A handwritten signature in cursive script, appearing to read "Jacklin Johnson", with a small flourish at the end.

951-330-1992

Terry and Nannette Coates  
9597 Rancho Drive  
Cherry Valley, Calif. 92223  
909-343-9384

Sept. 30, 2017

Sir:

Please listen, Cherry Valley Blvd. is already crowded with vehicles of all types. Adding a warehouse or logistics center with several hundreds of trucks will make travel on Cherry Valley Blvd. impossible. Cars and trucks will be backing up on the road making timely travel impossible for the truckers and other vehicles. With the road clogged drivers will become impatient and accidents will occur. An accident on this two lane road will close it down completely for hours and hours. In addition the city of Beaumont is trying to annex the land next to where the warehouse/logistics center is planned for 500 new homes to be built. Each home will have two or three cars per family and that will make an additional 1000 more cars on Cherry Valley Blvd. Your truckers will never be able to move about freely on this road. The traffic jam will be unbelievable.

Now also the air pollution from all these trucks and additional automobiles will make the area unbreathable, aesthetics of the country will be destroyed, wild life and the water shed will be destroyed and with the above, all home values will be reduced. These all should be taken into consideration when making the decision to build a warehouse/logistics center.

If you are a man on conscience, common sense dictates there should be no warehouse/logistics center in this area. THINK ABOUT IT!!!!!!

Sincerely, and hopefully you will make the right decision

Terry Coates  
Nannette Coates



**To: Brett Dawson, Project Mgr.**

**October 3, 2017**

**Dear Mr. Dawson:**

**We have lived at 9254 Bonita Dr, Cherry Valley  
For the past 50 years. We moved here with the  
Understanding that this was a rural, residential  
Neighborhood. Each home was allowed  
1 acre. The proposed project, The Gateway  
Warehouse, is not appropriate or acceptable  
For this area, and we STRONGLY PROTEST IT**

**Some reasons are:**

**1-TRAFFIC-800 DIESEL TRUCKS**

**2-Air pollution-Diesel exhaust is classified**

**A potential human carcinogen by the  
EPA.**

**3-Biological impacts on local plant and animal  
Life.**

**4-Reduced home values**

**5-Water shed**

**Thank you for your consideration. God Bless  
You.**

**John and Sharyn Krauch**

**9254 Bonita Dr**

**Cherry Valley**

**909-213-7367**

*John H. Krauch*

*Sharyn A. Krauch*

P.1

To Brett Dawson Project Manager & To who it should concern about what you are trying to do so you can get more property Tax Dollars For Riverside County

(Marion Ashley) Here we are again trying to stop you & The likes from exploiting the Town & land of Cherry Valley for your political & Financial & special interest gains at our expense meanwhile back here in Cherry Valley we are already dealing with four or more schools in an area which create gridlock morning & Afternoon, cars streaming from bunnings dropping children off at school. Beaumont Ave & Highland Springs are and all our side streets crowded with school traffic, And now you want to approve a warehouse on the only way out of Cherry Valley with hundreds of Trucks & Traffic that will come with it at our expense we are tired of politicians & public officials that only care about their careers we want you to stop trying to change the Rules & Regulations & ordinances that were put into place to protect the quality of life here in Cherry Valley and other places you have already

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P.S. we are praying For you To  
not Succeed in your endeavors  
against our Town & land & Quality  
of life (Here) in Cherry Valley Ca,  
and your future endeavors.  
Thank For your consideration

Michael Custer  
9187 Bonita Dr. C.V.  
Ca, 92223  
951.769.5592

To whom it may concern:

My family moved to Cherry Valley  
forteen years ago because the "rural"  
community is where we wanted to  
establish ourselves and our business.

The "small town" feel was appealing  
along with the fresh air, we did not  
want to breathe in dirty air, nor did  
we want our animals to be exposed  
to pollution.

The quiet and friendly neighborhoods  
were of great value as well. America  
is lacking close knit communities and  
relationships. We as a nation have  
fallen apart because of greed and  
only being concerned for oneself.  
We as a community need to strive  
to bring back the values and  
absolute that the bible talks about.  
We would then do well and be an  
example to others. Warehouses don't  
fit into the picture, what a disaster  
that would be.

Cherry Valley Resident

Tammy Custer  
9187 Bonita Dr CV  
... ..

October 18<sup>th</sup> 2017

BRETT DAWSON, PROJECT MGR.  
COUNTY OF RIVERSIDE  
P.O. BOX 1409  
RIVERSIDE, CALIFORNIA 92502. 1409

DEAR MR. BRETT DAWSON  
I AM WRITING REGARDING THE SAN GORGONIO  
CROSSING PROJECT.

I MOVED TO CHERRY VALLEY IN 1960 HAD A HOME  
BUILT. I MOVED HERE FOR IT'S PEACEFUL AND  
BEAUTIFUL LOCATION. I HAVE NOT REGRETTED  
MOVING HERE.

NOW DEVELOPERS AND LAND SPECULATORS WANT  
TO BUILD THE 2 MILLION SQUARE FOOT WAREHOUSE  
MONSTROSITY. IT WOULD DESTROY AND CHANGE THE  
ENTIRE LOOK OF CHERRY VALLEY.

I AM TOTALLY AGAINST THE BUILDING OF A  
WAREHOUSE IN CHERRY VALLEY.

SINCERELY,  
MISS JOAN LILLIAN RODRIGUEZ  
9234 BONITA DRIVE  
CHERRY VALLEY, CALIFORNIA 92223-3710  
(951) 769-9231

Joan Lillian Rodriguez

10-1-17

County of Riverside  
attn Brett Dawson

Mr. Dawson,

Our family lives in Cherry Valley and are very concerned about the proposed San Geronimo Crossing Project.

"We are mostly concerned about Air pollution. There are schools, Senior living areas and many homes in the area.

2. The traffic will be terrible!

3. Reduced home values. We will lose our rural atmosphere and the warehouse will be an eyesore.

These are just a few of the reasons why we strongly oppose this project.

Oscar and Kris Reade  
9200 Beauview Dr.  
Cherry Vly, CA  
92223

951-769-3931

Kris Reade  
Oscar Reade

9-29-17

To Whom it may  
Concern We do not want  
to change our zoning in  
Cherry Valley. We (I) moved up  
here in 1976 because it  
was. Rural. Now our  
grand children can ride horses  
have chickens, plant gardens.  
If they put a warehouse  
in we will never be able to get  
on the Seward the amount of  
traffic and noise would ruin our  
country farms. Please don't  
change it.

38970 Newberry St  
Cherry Valley

Cynthia Nelson  
Cynthia Nelson  
951 845-3031  
38970 Newberry  
Cherry Valley Co.  
9223



P.1

To whom it may concern

10-2-2017

Hi

My name is Steve Nunn. We live on Bonita Drive in Cherry Valley. My Dad owned this house & now live in. He lived here for about 40 years. My family and I are new to the area, only been here about 2 1/2 years.

It took us a little time to get used to this area but it is very quiet, very neighborly. We come from the city.

We and my wife both work outside of Cherry Valley. So we travel to Cherry Valley Blvd all the time. The scenic view is awesome at night and during the day. Many cows and goats roaming around is awesome. The stars are so bright for the ride at night.

We only had one incident where a cow was hit and killed. I would like to see the animals gone local of a million dollar building. Trucks going up and down, traffic will be horrible for all that live here. I am in an apartment

P.2

to stay here! Please use the  
main hall please. See pictures  
and thank you if you do.

Thank you  
Steve Smith  
1998 BOSTON DRIVE  
Cherry Hill, NJ  
08034  
401 892-1107

Steve Smith  
12/2/07

# Oppose Gateway

Offices of Miller, Rivera, Catlin  
October 3, 2017  
No. 19 5243  
San Geronio Crossing

Semi and Full tractor Trailer Rigs do not need to be traveling up Cherry Valley and further negatively impacting the air quality and opening another area for Truck Traffic. These fossil fuel emissions, the worse in the Nation, will connect the Long Beach 1-10 and I-60 Pollution Corridor from The Long Beach Harbor thru San Bernardino branching off down I-15 and continuing toward Palm Springs along 1-10 where it visibly drops past Mecca. America needs to stop consuming so much that they think they need to open more distribution Centers. America needs to stop grading more precious Nature for over consumption and market driven buying. We don't need to support these Demon and Reptilian Holidays that cause more mass consumption. People even worry that these smaller tract housing areas don't have enough space for their decorations. How superficial and consumeristic and forest destructive is that? Jehovah did not say to fill up garages and storage areas with Holiday decorations. We are to take care of the land upon which we stand or it will turn into raging micro bursts and mini tornadoes. This overdevelopment is causing overheating and fueling the hurricanes from heat collecting in the upper atmosphere and Gateway will contribute to this grave situation.

The citizens who oppose Mr. Shopoffs dangerous plan represent 10 or more citizens a piece who don't know what is going to happen from a 2.6 million square foot assemblage of buildings and truck bays in Calimesa, Beaumont and Cherry Valley. This will impact all of Southern California by contributing more heat and polluting gasses absorbed by all citizens, agricultural crops, wildlife, vegetation, soils.....

We need to stop more Orange County developers like Shopoff Group from Irvine from planning any more Distribution Centers. There are no tenants. Major online and retail stores have enough space and Bill Shopoff should not have this change of zone upheld by

Riverside County who never should have passed this. Seriously, do not reelect any Supervisor who voted for this colossal resource and carbon footprint.

Sadly, there are many empty Distribution Centers in Perris

1. and those need to fill up before the County permits anything
2. and businesses coming in already built Distribution Centers need to be carefully considered as necessary.
3. This County needs to be sued for allowing warehouses to be built just for tax write offs. These developers take off their losses for lack of renting the massive buildings from their taxes. Without tenants that produce a necessary service and products, warehouse and distribution centers will not be constructed unless the Board wants to receive massive opposition. Not another building without data basing the ones we already have .

## This is probably the worst project by the County of Riverside ever.

- A. There is no Designation for Massive Distribution Center and there needs to be a designation which will hopefully be fought by Communities like this one. This isn't Open Space or Light Industrial: This is Massive Distribution Center and needs to be called what it is. Until this designation occurs, then, we need to make this a No Project Designation.
- B. This property could not be zoned for Massive Distribution Center because it has the potential CFD of 560 homes as is the adjoining development. This means there is already tract housing as neighbors and another 500 plus planned which also should be stopped. That is a lot of upcoming traffic and these thousands of cars are supposed to sit in stalled traffic with houndreads of trucks. The truck traffic around Pomona all the way out to San Bernardino is already beyond healthful. This will cause major pollution barreling into Cherry Valley from too many houses and too many trucks.
- C. There are strong winds in this area to cause pollution distribution throughout the area. ROG Reactive Organic Gases and NOx Nitrous Oxides will have significant accumulation and will connect the I-10 Corridor pollution with San Bernardino's pollution. This pollution added to winds blowing from North will continue to travel further down thru Menifee and Murrieta. Air Quality will be at all time low and hospital trips will rise from asthma and emphysema attacks.
- D. The amount of pollution decreased by Tier One standards and new trucks will be outweighed by the number of trucks increasing to distribute goods to 478 truck bays at Gateway. 3 PC
- E. This truck traffic will cause massive traffic congestion.
- F. It will be a long time before Vegetation matures to remove the stark massive Industrial buildings that are 47 feet high. Trees would have to be very tall tree species to cover this much action
- G. Detailed description of manufactured slopes has not pleased the Sierra Club and this project must be sent back to the Planning Commission.

- H. This project will disturb nocturnal wildlife and spring mating habits and violate the animal species from Wildlife Corridor activities with photometric lighting for the estimated 3,300 truck and car trips coming and going to this site a day.

I. Sensitive Vegetative Species

Sensitive vegetation communities THAT NEED TO REMAIN TO SUPPORT Botanical Communities on the property that will not be the San Geronio Crossing project site:

mule fat scrub,

Riversidean sage and coastal sage scrub of which only 50 square miles is left of habitat.

Coastal sage chaparral scrub

Scrub oak chaparral

Yucaipa onion was observed on-site. Allium marvinii with only two other habitats suitable for this species,

Reptile Species that occur on the property

Coastal whiptail occur in the Open coastal sage scrub, chaparral, woodlands  
Dangerous snakes Red diamond because burrowing rodents hang here.

San Diego horned lizard

Coast horned lizard

San Diego horned lizard

Coast patch-horned lizard

Coast patch nosed snake

Western spadefoot

Two-striped garter snake

South Coast garter snake

Birds of Sensitive Recognition

Grasshopper sparrow which is expected to be seen in grassland which occurs on site.

Southern Calif crowned sparrow could appear because Coastal sage scrub habitat is present

Loggerhead shrike Grassland, open sage scrub, chaparral, and desert scrub

Merlin in grasslands can occur in any habitat

California horned lark prefers open plains with sparse vegetation and plowed fields of bare dirt

Mammals

North Western San Diego pocket mouse Habitat coastal sage scrub and grassland occurs on-site.

San Diego desert wood rat open chaparral and coastal sage scrub.

Open sage occurs on-site.

MSHCPA focuses on 146 species.

**ROGERS JOSEPH O'DONNELL**

Nicholas T. Niiro  
nniir@rjo.com

415.956.2828 (t)  
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Robert Dollar Building  
311 California Street, 10th Flr,  
San Francisco CA 94104

The Bowen Building  
875 15th Street NW, Suite 725  
Washington DC 20005

October 3, 2017

**VIA E-MAIL AND U.S. MAIL**

*cob@rivco.org*

Riverside County Board of Supervisors  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501

Re: Board of Supervisors Meeting Agenda Item 19.1 – General Plan  
Amendment No. 1079, Change of Zone No. 7799, Plot Plant No.  
25337, Parcel Map No. 36564, Environmental Impact Report No. 534

Dear Board of Supervisors:

I submit this letter on behalf of the Cherry Valley Pass Acres and Neighbors (“CVAN”) and the Cherry Valley Environmental Planning Group (“CVEPG”) for consideration at the meeting of the Riverside County Board of Supervisors meeting scheduled for October 3, 2017, under Agenda Item 19.1 – “Public Hearing on General Plan Amendment No. 1079, Change of Zone No. 7799, Plot Plant No. 25337, Parcel Map No. 36564, Environmental Impact Report No. 534.” I request that this letter and enclosure be included in the record of this meeting.

Agenda Item 19.1 is a proposal to approve a project consisting of two 41-foot tall industrial buildings totaling 1,823,760 square feet, with 306 “dock doors,” as well as a General Plan Amendment and Change of Zone to change the applicable zoning from very low density residential to industrial (“the Project”). On November 29, 2016, the County of Riverside (“County”) circulated a Draft Environmental Impact Report (“DEIR”) for the project. CVAN and CVEPG provided comments on the DEIR on January 18, 2017. On May 26, 2017, the County issued the Recirculated Draft Environmental Impact Report (“RDEIR”). CVAN and CVEPG provided comments on the RDEIR on July 10, 2017 (“RDEIR Comments”), which are enclosed with this letter and incorporated by reference. Finally, on August 11, 2017, the County issued a Final Recirculated Draft Environmental Impact Report No. 534 (“FEIR”).

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Construction of the Project will involve extensive grading of approximately 3 million cubic yards of soil. The industrial buildings will be used as a regional distribution center generating nearly 5,000 “passenger car equivalent” vehicle trips each day, which will include more than 1000 “big rig” trips each and every day. RDEIR, pp. 3.16-21-3.16-22. This means that if the Project operates 24 hours per day, a big rig will enter or exit the facility once every 1.4 minutes, on average, 365 days a year.

The RDEIR and FEIR (collectively, “Environmental Documents”) fail to adequately describe the Project and the environmental setting, fail to adequately disclose and analyze the Project’s impacts on land use and planning, and rely on outdated analyses. The Environmental Documents also fail to analyze a range of environmental impacts, mitigation measures, and alternatives. The Environmental Documents thus fail to provide the public with a thorough, properly defined, and finite description of the Project and its environmental impacts.

The California Environmental Quality Act (“CEQA”) requires that the Environmental Documents analyze the whole of the Project including associated off-site impacts and impacts that are further distant in the future. *See* CEQA Guidelines, §§ 15126 (impact from all phases of the project), 15358(a) (direct and indirect impacts). These requirements help ensure that the public and decision makers are reviewing and deciding on the Project know the full scope of the project and its impacts. EIRs that fail to provide these requirements undermine CEQA’s fundamental requirement of public disclosure. An accurate, stable and finite project description is the sine qua non of an informative and legally sufficient EIR. *County of Inyo v. City of Los Angeles*, 71 Cal.App.3d 185 (1977) (an enigmatic or unstable project description impedes public input); *see also San Joaquin Raptor/Wildlife Reserve Center v. County of Stanislaus*, 27 Cal.App.4th 713, 730 (1994). Unfortunately, the Environmental Documents contain an incomplete project description and analysis that fails to provide the public and decision makers with the necessary information in order to analyze impacts and mitigation measures.

CVAN and CVEPG provided extensive comments on the deficiencies in the RDEIR, which the FEIR fails to adequately address. This letter highlights some of the deficiencies in the FEIR’s analysis. For example, the FEIR attempts to explain that the Project will not impact the rural character of the community. FEIR, pp. 3-223-3-226. But this analysis never explains how a nearly two-million square foot distribution center, generating nearly 5,000 passenger equivalent daily trips could maintain the rural character of the area. *See* RDEIR Comments, pp. 5-8.

There are also factual and legal errors in the FEIR. The RDEIR Comments highlighted that the RDEIR failed to discuss policy LU 22.3 of the Riverside County 2015



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General Plan ("2015 General Plan"), which protects "open space and the rural character of the surrounding area." RDEIR Comments, p. 7 n.2. The FEIR incorrectly states that Policy LU 22.3 does not apply to the Project because the Project is not located within the Rural Community Foundation Component. FEIR, p. 3-228. But the 2015 General Plan explicitly applies Policy LU 22.3 to land designated as very low density residential, which is the zoning of the proposed Project area. *See* 2015 General Plan, pp. LU49-LU50. Similarly, the FEIR states that the Project's impacts on animals, crops, and water supply are discussed "in detail" in Appendix B.1 of the RDEIR. FEIR, p. 3-236. In fact, this section does not substantively discuss any of these issues. And as another example, in concluding that the Project will have no significant impacts to agricultural resources, the FEIR states that farming has not been conducted in the Project area for 30 years. FEIR, p. 3-231. This ignores that the Project area has been designated Farmland of Local Importance (*id.*) and that the land is still used for grazing (RDEIR, p. 3.2-1).

Responding to the comment that the Project would disrupt and divide the physical arrangement of an established community (RDEIR Comments, pp. 7-8), the FEIR concludes that the project would retain a significant amount of open space (FEIR, p. 3-299). But this glosses over the fact that the Project would add two giant buildings and a significantly increase traffic in the area. The FEIR similarly argues that the Project will not have a significant impact on light pollution, but its analysis only focuses on the light from the buildings at the Project site itself – not the significant increase in light from increased number of vehicles going to and from the Project. *See* FEIR, pp. 3-299-3-230. The FEIR states that the assumption of 24-hour operations at the Project was made for all analyses (FEIR, p. 3-221), but then concludes that "trucks traveling to and from the project site would be intermittent and would not result in any significant aesthetic impacts" (FEIR, p. 230). Without addressing these inconsistencies, the Environmental Documents remain legally inadequate to support Project approval under CEQA.

The Environmental Documents also attempt to defer the analysis of a known future action – the development of water storage tanks for which the Project will provide building pads and access. *See* FEIR, p. 3-229. The impacts of this known future related project must be analyzed now. *See* CEQA Guidelines, § 15144. Similarly, the Environmental Documents must consider the emissions associated with manufacturing and transport of construction material, which – contrary to the FEIR's assertion – are not too speculative to be considered at this time. *See* FEIR, p. 3-234.

The Environmental Documents further rely on outdated information. For example, in determining that the threatened burrowing owl has a "low probability to occur on the project site," the RDEIR relied on observation results that are over four years old. RDEIR, 3.4-2-3.4-3. The FEIR does not address this deficiency. The FEIR gives similar

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short shrift to the potential effects of pesticides and light pollution on wildlife in the Project area and surrounding areas. For example, it determines that impacts to pesticide use are not required to be analyzed because the Project “would not use large quantities of pesticides beyond what is typical for routine commercial use.” FEIR, p. 3-238. This ignores that the Property area is not zoned for commercial use. The FEIR similarly concludes that the Project will not be a significant source of light on the open space that could affect wildlife. *Id.* But this ignores the significant increase in traffic light that will be caused by the Project and project into the open space.

In responding to the RDEIR Comments highlighting that mitigation measures for air quality impacts will be unenforceable, the FEIR simply states that the mitigation measures will be “subject to review and verification by the County.” FEIR, p. 3-231. This falls short of ensuring that “mitigation measures will actually be implemented . . .” *Federation of Hillside & Canyon Ass'ns v. City of Los Angeles*, 83 Cal.App.4th 1252, 1261 (2000). The FEIR similarly does not explain how the mitigation of noise impacts will be enforced, except to say “[t]his mitigation measure will be enforced by the County of Riverside.” FEIR, p. 3-243. The Environmental Documents must contain specific methods for ensuring implementation of mitigation measures.

Finally, the Environmental Documents continue to fail to provide a legally adequate analysis of project alternatives. For example, in response to the statement in the RDEIR Comments that there was insufficient analysis of alternative sites for the Project, the FEIR simply finds that “[t]he use of an alternative project site was not considered feasible, because no other sites are owned or controlled by the project applicant, and no other site was deemed sufficient to support the project.” FEIR, p. 3-247. This contravenes the requirement that “[a] potential alternative should not be excluded from consideration merely because it ‘would impede to some degree the attainment of the project objectives, or would be more costly.’” *Save Round Valley Alliance v. County of Inyo*, 157 Cal. App. 4th 1437, 1456-57 (2007) (quotations omitted).

CVAN and CVEPG accordingly request that the Board of Supervisors: (1) Deny the certification of Environmental Impact Report No. 534, (2) Deny General Plan Amendment No. 1079; (3) Deny the Change of Zone No. 7799; (4) Deny Plot Plan No. 25337; and (5) Deny Parcel Map No. 36564.

Riverside County Board of Supervisors  
October 3, 2017  
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Thank you.

Very truly yours,



NICHOLAS T. NIHO

Enclosure

NTN:cc

cc (via e-mail):

John F. Tavaglione (*district2@rivco.org*)  
Chuck Washington (*district3@rivco.org*)  
Kevin Jeffries (*district1@rivco.org*)  
V. Manuel Perez (*district4@rivco.org*)  
Marion Ashley (*district5@rivco.org*)

CHERRY VALLEY PASS ACRES AND NEIGHBORS  
P.O. BOX 3257  
BEAUMONT, CALIFORNIA 92223

July 10, 2017

VIA E-MAIL AND U.S. MAIL

*bdawson@rivco.org*

Brett Dawson  
Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92501

Re: Comments on Recirculated Draft Environmental Impact Report for  
San Gorgonio Crossing Project

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Dear Mr. Dawson:

We are submitting these comments on the Recirculated Draft Environmental Impact Report ("RDEIR") for the San Gorgonio Crossing Project on behalf of Cherry Valley Pass Acres and Neighbors "CVAN") and the Cherry Valley Environmental Planning Group ("CVEPG"). Please provide us with all future notices regarding this Project.

On November 29, 2016, the County of Riverside ("County") circulated a Draft EIR ("DEIR") for the project. CVAN and CVEPG provided comments on the DEIR on January 18, 2017. On May 26, 2017, the County issued the RDEIR, explaining that the revisions were based, in part, on "a comment received from Caltrans after the close of the public comment period, stating that the traffic counts used for the traffic analysis may be significantly different from the current year and should be updated." RDEIR, § 1.1. It states that "an updated traffic study was completed based upon the comments raised from Caltrans" and that "as a result of the new traffic study, updated air quality, greenhouse gas, health risk

Brett Dawson  
July 10, 2017  
Page 2

assessment, and noise studies have been prepared and incorporated into" the RDEIR. *Id.* It states that the revisions "do not increase or alter the project's development type or intensity but merely clarify information in the Draft EIR." *Id.*

CVAN and CVEPG incorporate by reference their comments on the DEIR, to the extent that they have not been addressed in the RDEIR. A copy of the prior comment letter is attached hereto as Exhibit A.

CVAN is a California non-profit corporation comprised of more than 300 families, many of whom live and work in Cherry Valley, an unincorporated community of interest located north and east of the proposed project.

CVEPG is a California non-profit corporation that was established to protect and preserve the environment and water supply in and around Cherry Valley.

The RDEIR relates to a proposed project consisting of two 41 foot tall industrial buildings totaling 1,823,760 square feet, with 306 "dock doors," as well as a General Plan Amendment and Change of Zone to change the applicable zoning from very low density residential to industrial ("the Project"). Construction of the Project will involve extensive grading of approximately 3 million cubic yards of soil. The industrial buildings will be used as a regional distribution center generating nearly 5,000 "passenger car equivalent" vehicle trips each day, which will include more than 1000 "big rig" trips each and every day. (RDEIR, pp. 3.16-21-3.16-22) This means that if the Project operates 24

hours per day, a big rig will enter or exit the facility once every 1.4 minutes, on average, 365 days a year.<sup>1</sup>

Among other deficiencies, discussed in detail below, the RDEIR fails to adequately describe the Project and the environmental setting, fails to adequately disclose and analyze the Project's impacts on land use and planning, and relies on outdated analyses. The RDEIR also fails to analyze a range of environmental impacts, mitigation measures, and alternatives. The RDEIR for the Project fails to provide the public with a thorough, properly defined, and finite description of the Project and its environmental impacts. CEQA requires that an RDEIR analyze the whole of the Project including associated off-site impacts and impacts that are further distant in the future. *See* CEQA Guidelines, §§ 15126 (impact from all phases of the project), 15358(a) (direct and indirect impacts). These requirements help ensure that the public and decision makers are reviewing and deciding on the Project know the full scope of the project and its impacts. EIRs that fail to provide these requirements undermine CEQA's fundamental requirement of public disclosure. An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR. *County of Inyo v. City of Los Angeles*, 71 Cal.App.3d 185 (1977) (an enigmatic or unstable project description impedes public input);

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<sup>1</sup> A major deficiency of the RDEIR is that it provides no disclosure to the public concerning what the operating hours of the facility will be. For purposes of the public services analysis, the RDEIR states that it assumed "for worst case analysis purposes" that the facility would operate 7 days a week, 24 hours a day. (RDEIR, pp. 3.14-12) It is unclear whether this assumption was made for other analyses, and if not, why not. The facility's planned hours of operation must be disclosed and the impacts of those hours of operation must be evaluated.

*see also San Joaquin Raptor/Wildlife Reserve Center v. County of Stanislaus* (1994) 27

Cal.App.4th 713, 730. Unfortunately, the RDEIR contains an incomplete project description and analysis that fails to provide the public and decision makers with the necessary information in order to analyze impacts and mitigation measures.

The RDEIR's Disclosure and Analysis of Impacts on Land Use and Planning are Inadequate

The Project site is located within what the December 8, 2015, County of Riverside General Plan ("2015 General Plan") designated as the "Cherry Valley Gateway Policy Area of Cherry Valley." The land use designation for the Project site is "Very Low Density Residential." (2015 General Plan, Pass Area Plan ("PAP"), p. 12) This designation provides for "single-family detached residences on large parcels of 1 to 2 acres." (*Id.*) The Project seeks to change this land use designation to "Light Industrial." Currently, this land use is not permitted in any portion of the Cherry Valley Gateway Policy Area, and the Project is wholly inappropriate for the site as it would substantially degrade the rural character of the area.

As stated in the PAP, "Cherry Valley, located east of Interstate 10 and north of Beaumont, is a rural and equestrian community with small orchards, mobile homes, and single family residences." (*Id.* at 24) The intent of the Cherry Valley Policy Area "is to maintain the predominantly rural community nature of this area." (*Id.*) The PAP recognizes the "rural atmosphere of the area," the limited capacity of public services, and flooding hazards. (*Id.*)



The PAP provides that the Cherry Valley Gateway Policy Area “shall be developed as a gateway to Cherry Valley” and “*shall be developed to evoke the rural character of that area.*” (*Id.* (emphasis added)) The PAP further states that the Cherry Valley Gateway Policy Area “shall also serve as a community separator between Beaumont and Calimesa,” and that “it is envisioned that clustering and buffering will be utilized *in order to preserve open space and maintain the rural character of the area.*” (*Id.* at 24 (emphasis added))

In an apparent attempt to smooth over unfavorable findings in the DEIR, the County eliminated two of the finding from the DEIR: (1) that “[t]he project would not result in a substantial alteration of the present or planned land use of an area” (DEIR, p. 3-10-21); and (2) that “[t]he Project would be compatible with existing surrounding zoning” (DEIR, p. 3.10-24). The RDEIR now instead concludes that “the Project would not conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.” (RDEIR, p. 3.10-22). The RDEIR makes this claim, despite the clear policy statements of the 2015 General Plan, and the admitted rural nature of the Project site. The 2015 General Plan is the blueprint for development, specifically intended to ensure certain environmental effects, and prevent others. The Project would entirely change the intended rural nature of the Project site. The RDEIR’s analysis of this issue is accordingly legally deficient.

As a preliminary matter, the RDEIR states that “the General Plan acknowledges the potential for higher intensity uses for undeveloped parcels by stating explicitly that ‘[h]igher densities may be allowed through a general plan amendment....’” (RDEIR p. 3.10-24) However, the RDEIR misleadingly fails to include the remainder of the sentence, which states that such higher densities may be allowed “provided such development meets the goals of the policy area.” (PAP, p. 24) The PAP describes the goals of the policy area as follows: “The policy area shall be developed as a gateway to Cherry Valley, and it shall be developed to evoke the rural character of that area. The policy area shall also serve as a community separator between Beaumont and Calimesa. To accomplish these two goals, it is envisioned that clustering and buffering will be utilized in order to preserve open space and maintain the rural character of the area.” (PAP, p. 24)

A nearly 2 million square foot distribution center, generating nearly 5,000 “passenger equivalent” daily trips, which will include more than 1,000 trips by diesel emitting big rig trucks, hardly serves to “maintain the rural character of the area,” nor does it “evoke the rural character” of Cherry Valley. The Project cannot be reconciled with the PAP, and the Project does not “meet the goals” of The Cherry Valley Gateway Policy Area.

In sum, there is no basis for the RDEIR’s conclusion that “the Project would not conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.” (RDEIR, p. 3.10-22) And because the findings were

unsupportable, the RDEIR inappropriately omits the prior findings in the DEIR that the Project “would not result in a substantial alteration of the present or planned land use of an area,” or that “[t]he Project would be compatible with existing and planned surround land uses.” (DEIR, pp. 3.10-21, 3.10-25)

The RDEIR acknowledges that a threshold of significance is whether the Project is “consistent with the land use designations and policies of the General Plan....” (RDEIR, p. 3.10-20) Yet the findings of the RDEIR avoid discussion of this issue. While the DEIR found that the Project “would be consistent with the land use designations and policies of the General Plan” (DEIR, p. 3.10-28), the RDEIR deletes this language, in addition to language from other related sections, as discussed above. Moreover, the RDEIR includes no analysis at all as to how a nearly 2 million square foot distribution center (generating nearly 5,000 “passenger equivalent” vehicle trips a day) “evokes the rural character” of Cherry Valley. In fact, it does not, and is irreconcilably inconsistent with the 2015 General Plan and PAP.<sup>2</sup>

Finally, there is no basis for the RDEIR’s finding that “[t]he project would not disrupt or divide the physical arrangement of an established community[.]” (RDEIR, p. 3.10-21) The Project site is within Cherry Valley, which the PAP describes as “a charming

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<sup>2</sup> The RDEIR also fails to discuss policy LU 22.3 of the 2015 General Plan, which states that when an area such as Cherry Valley has been designated as a “rural community,” the County will “[e]nsure that development does not adversely impact the open space and rural character of the surrounding area.” (2015 General Plan, LU-50) Here, there can be little question that the Project will adversely impact the rural character of Cherry Valley, given its proposed industrial (and non-agricultural) uses, and the resulting impacts (including noise, light, aesthetic, air pollution, water supply).

community distinguished by and named after a concentration of cherry orchards.” (PAP, p. 8) The Riverside Local Area Formation Commission has designated Cherry Valley “as an Unincorporated Community in order to preserve this existing rural character.” (*Id.*) Yet the RDEIR utterly fails to disclose and analyze impacts that this Project would have on the overall Cherry Valley community.

The RDEIR’s Disclosure, Analysis, and Mitigation of the Project’s Aesthetic Impacts are Inadequate.

As discussed above, the Project imposes a huge (nearly 2 million square foot) distribution facility on a property that is currently vacant and serves as a gateway to Cherry Valley. The RDEIR’s conclusion that the Project will have a less than significant impact on scenic resources is based on a woefully inadequate analysis, consisting of visual “simulations” from 14 locations. (RDEIR, Exhibit 3.1-3) All of these locations are in relatively close proximity to the Project site, and none of them appear to be within the Cherry Valley Policy area, particularly areas that are to the north and east of the Project site. It is essential that the aesthetic impacts on these areas be evaluated, including the impacts of nighttime lighting on the rural environment. In addition, we note that none of the visual simulations depict the proposed Project (i.e., two massive distribution center buildings). The simulations are thus inherently misleading.

The analysis of aesthetic impacts also does not evaluate the impacts of the Yucaipa Valley Water District (“YVWD”) water storage tanks proposed for the Project sites, instead impermissibly deferring analysis until YVWD conducts its own environmental

review. RDEIR, p. 2-23. These known future effects of the Project need to be evaluated now. Finally, the RDEIR fails to sufficiently analyze the impacts of the significant big rig truck traffic on aesthetics. RDEIR, pp. 3.1-30-3.1-31. Currently, the Project site is undeveloped with minimal traffic. The Project will generate nearly 5,000 “passenger equivalent” vehicle trips a day. The RDEIR only briefly discusses the effect of headlights at nights. *Id.* This constant parade of big rigs is likely to have a significant aesthetic impact on the public, and Cherry Valley specifically, beyond just an increase in light from headlights and needs to be evaluated.

The RDEIR’s analysis, and mitigation of light impacts, is also inadequate. While recognizing that the Project has a potentially significant impact on nighttime views in the area, the RDEIR fails to clearly disclose those impacts, particularly in areas of Cherry Valley that are to the north and east of the Project. And after conceding that there may be potentially significant impacts, the proposed mitigation measure is merely the future submission of a “photometric plan” to be submitted to the County, without any specific standards. This supposed mitigation measure thus fails as a matter of law.

The RDEIR Fails Adequately to Disclose, Analyze and Mitigate Impacts to Agricultural Resources

The RDEIR recognizes that the approved Project site land uses include agriculture, and that the Project site contains nearly 150 acres of “Farmland of Local Importance.” (RDEIR, p. 3.2-1; Exhibit 3.2-1) The RDEIR also recognizes that the Project site is currently utilized for agricultural uses (grazing), as are surrounding properties, which

also are used for grazing and horse ranching. (*Id.*) The Project will unquestionably convert this farmland to non-agricultural resources. The loss of agricultural resources should be fully mitigated, yet the RDEIR contains no mitigation measures to address this impact. The RDEIR should consider, among other things, the use of conservation easements to mitigate the Project's impacts.

The RDEIR's Disclosure, Analysis, and Mitigation of Air Quality Impacts and Greenhouse Gas Emissions are Inadequate.

The RDEIR concedes that the Project will have significant impacts on air quality, both during construction and operation. Yet the EIR does not impose any meaningful mitigation measures on the operation of the facility, beyond imposing informational and seemingly voluntary requirements on the tenants. (RDEIR, p. 3.3-38) These mitigation measures do not satisfy CEQA. Mitigation measures must be "fully enforceable through permit conditions, agreements, or other measures" so "that feasible mitigation measures will actually be implemented as a condition of development." *Federation of Hillside & Canyon Ass'ns v. City of Los Angeles*, 83 Cal.App.4th 1252, 1261 (2000). The RDEIR added language that was not in the DEIR stating that the Mitigation Monitoring and Reporting Program "shall be enforced through the preparation [sic] permit conditions, agreements, or other measures as a condition of development." RDEIR, p. 3.3-37. But it does not explain how the specific components of the proposed operational mitigation would actually be made enforceable. These types of non-binding mitigation measures fail to meet CEQA's standards of full enforceability.

The analysis of Greenhouse Gas Emissions is deficient in several respects.

First, as with air quality impacts, the RDEIR fails to consider a full range of mitigation measures. The Project should fully mitigate its significant air quality and climate change impacts. In addition, the County and applicant should consult with expert agencies, such as the California Air Resources Board, the California Air Pollution Control Officer's Association, and the South Coast Air Quality Management District, to, among other things, identify feasible alternatives and mitigation measures.

The CEQA Guidelines require the lead agency to "make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project." Guidelines § 15064.4(a).

The RDEIR improperly fails to disclose key assumptions made about trip lengths for heavy-duty trucks, nor does it disclose the basis for its assumptions about the percentage of daily trips that would be made by these vehicles. The RDEIR also fails to account for air quality impacts within the Salton Sea Air Basin, Mojave Desert Air District, and the San Diego County Air Basin violating CEQA's requirements that an RDEIR must analyze whether the Project "[v]iolates any air quality standard or contributes substantially to an existing or projected air quality violation." Guidelines App. G § III(b).

The RDEIR also fails to account for the emissions associated with manufacturing and transport of building materials, and operational goods for the project. For example, construction of nearly 2 million square feet of development will take substantial amounts of construction material including concrete. Cement and concrete manufacture is



extremely energy intensive producing a large amount of greenhouse gas emissions. The manufacture of concrete accounts for roughly 3% of California's greenhouse gas emissions. These numbers must be integrated into the greenhouse gas emissions significance determination in order to perform the good faith analysis required under CEQA. CEQA requires that "an agency must use its best efforts to find out and disclose all that it reasonably can" (Guidelines § 15144), that an RDEIR must make "good faith effort at full disclosure" (Guidelines §15151), and that an impact may only be deemed speculative "after thorough investigation." (Guidelines § 15145).

As part of its analysis of global warming impacts, the RDEIR must also address black carbon, an important short-lived pollutant that contributes to global and regional warming. Black carbon is produced by incomplete combustion and is the black component of soot. Although combustion produces a mixture of black carbon and organic carbon, the proportion of black carbon produced by burning fossil fuels, such as diesel, is much greater than that produced by burning biomass.<sup>3</sup> Black carbon heats the atmosphere through a variety of mechanisms. First, it is highly efficient at absorbing solar radiation and in turn heating the surrounding atmosphere. Second, atmospheric black carbon absorbs reflected radiation from the surface. Third, when black carbon lands on snow and

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<sup>3</sup> Ramanathan V. & Carmichael G., *Global and Regional Climate Changes Due to Black Carbon*, Nature Geoscience 1:221-227 (2008) ("Ramanathan & Carmichael 2008"). [http://www.climate.org/PDF/Ram\\_Carmichael.pdf](http://www.climate.org/PDF/Ram_Carmichael.pdf); Jacobson M., *Strong Radiative Heating Due to Mixing State of Black Carbon in Atmospheric Controls*, Nature 499: 695- 697 (2001) ("Jacobson 2001"). <http://www.stanford.edu/group/efmh/jacobson/Articles/VI/nature.pdf>

ice, it reduces the reflectivity of the white surface which causes increased atmospheric warming as well as accelerates the rate of snow and ice melt. Fourth, it evaporates low clouds. (Ramanathan & Carmichael 2008; Jacobson 2001). Black carbon is also detrimental to human health. Black carbon has been linked to a variety of circulatory diseases. One study found an increased mortality rate was correlated with exposure to black carbon.<sup>4</sup> Like greenhouse gases, black carbon emissions from various types of engines and activities can be estimated through numerical calculations. (Bond 2004). Thus, there is no reason why black carbon can reasonably be omitted from these estimates. The RDEIR fails to analyze the impacts of black carbon emissions during both the construction and operation phase of the project. The Project will result in a large increase in diesel exhaust from the existing conditions, which is a major source of black carbon.

In addition to thoroughly evaluating project alternatives, because it is clear that the Project's greenhouse gas emissions will cumulatively contribute to global warming, "the EIR must propose and describe mitigation measures that will minimize the significant environmental effects that the EIR has identified." *Napa Citizens for Honest Gov't v. Napa County Bd. of Supervisors*, 91 Cal.App.4th 342, 360 (2001). CEQA requires that agencies "mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so." Pub. Res. Code § 21002.1(b). CEQA

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<sup>4</sup> Maynard D. et al., *Mortality risk associated with short-term exposure to traffic particles and sulfates*. <http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1867995/>

specifically requires lead agencies to “consider feasible means, supported by substantial evidence and subject to monitoring or reporting, of mitigating the significant effects of greenhouse gas emissions.” Guidelines § 15126.4(c). Mitigation of a project’s significant impacts is one of the “most important” functions of CEQA. *Sierra Club v. Gilroy City Council*, 222 Cal.App.3d 30, 41 (1990). Therefore, it is the “policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures which will avoid or substantially lessen the significant environmental effects of such projects.” Pub. Res. Code § 21002.

There are any number of additional feasible measures that can be incorporated to reduce vehicle miles traveled, energy use, waste, water consumption, and other sources of emissions. The California Air Pollution Control Officer’s Association White Paper on CEQA and Climate Change identifies existing and potential mitigation measures that could be applied to projects during the CEQA process to reduce a project’s GHG emissions. The California Office of the Attorney General also has developed a list of reduction mechanisms to be incorporated through the CEQA process. These resources provide a varied array of mitigation measures to be incorporated in both the programmatic and project level. The RDEIR evaluates a few mitigation measures but determines that none are feasible. RDEIR, pp. 3.3-40-3.3-41. The RDEIR must include a more robust analysis of a greater variety of mitigation measures to determine whether they are feasible in reducing the Project’s significant greenhouse gas impacts.

The RDEIR also fails to address how the projected effects of global warming will exacerbate the impacts of the Project. CEQA requires that an EIR “analyze any significant environmental effects the project might cause by bringing development and people into the affected area.” Guidelines § 15126.2(a). The air quality analysis must disclose how the increased temperatures in the project area will exacerbate the already severe air quality conditions. Riverside County in particular, has some of the worst air quality in the nation, even when compared to other highly urban, populated counties in California. Riverside County is ranked as one of the “Dirtiest/Worst Counties” in the United States for almost all criteria pollutants under the Clean Air Act. Climate change is having a major adverse impact on numerous plant and animal species. The RDEIR should have disclosed this threat to species, and discussed the potentiality of the Project contributing to the massive problem. Finally, climate change will have a major adverse impact on water supplies; the RDEIR should have disclosed these impacts and discussed the potential for the Project to contribute to this problem. The RDEIR must use its best efforts to find out and disclose all it reasonably can about the impacts of climate change on the environment and—most importantly—use that information to form an educated opinion about how to plan and adapt for the impacts of climate change.

The RDEIR’s Disclosure, Analysis and Mitigation of Biological Impacts are Legally Deficient

The RDEIR concedes that the Project site contains burrows that could support the Western Burrowing Owl, which is considered to be a Bird of Conservation Concern by

the U.S. Fish and Wildlife Service. Burrowing Owls are listed as a Species of Concern in California. California's remaining burrowing owls are threatened primarily by habitat loss to urban development, persecution of ground squirrels, and intensive agricultural practices. The practice of evicting owls from development sites is accelerating local extinction of owls from rapidly urbanizing areas. Other factors contributing to the decline of owls statewide include destruction of burrows through disking and grading, impacts of pesticides, increased predation by nonnative or feral species, habitat fragmentation, and other human-caused mortality from vehicle strikes, electrified fences, collisions with wind turbines, shooting, and vandalism of nesting sites.

The RDEIR fails to adequately account for the Project threats to local and regional populations of the burrowing owl, or adequately mitigate for the loss of burrowing owl populations. Burrows were found on the Project site, and the site, and adjacent areas, contained potential burrowing owl habitat. (RDEIR, p. 3.4-30; Appendix C, p. 4)<sup>5</sup> The mitigation measures of avoiding burrowing owls when they are present will not mitigate the decline in population and loss of habitat that the project contributes to. Considering the magnitude of threats, and ongoing population decline in the Project area the Project poses a substantial threat to the Burrowing Owl.

The RDEIR relies upon the MSHCP for mitigation of both direct and cumulative biological impacts related to this project. However, the RDEIR fails to disclose

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<sup>5</sup> In addition, the surveys for burrowing owls appear to be outdated, last conducted either in 2013 or 2008. (RDEIR, Appendix C)

the uncertainty regarding the implementation of mitigation measures contemplated in the MSHCP to provide for the mitigation of potentially significant impacts to biological resources relied upon in the MSHCP and RDEIR. The failure to require binding and effective mitigation, disclose the uncertainties associated with mitigation, and analyze the provision of other sources of mitigation and the environmental impacts of those mitigation measures violates CEQA. Additionally, the RDEIR presents no information regarding impacts to covered species from pesticide use associated with the project.

The RDEIR fails to disclose or analyze the impacts of light pollution on wildlife. Light pollution is a major problem that can significantly confuse migratory birds and otherwise disturb and disrupt wildlife foraging and breeding. Light pollution can seriously threaten the continual survival of numerous species. The RDEIR needs to fully disclose these risks; only then can the likely effectiveness of proposed mitigation measures be evaluated when compared to the severity of the risk. Given the impact that light pollution has on wildlife species, particularly migratory birds such as the many species that utilize the SJWA as habitat, the proposed mitigation measures are inadequate to protect against this harm. This is especially true in light of evidence showing that light pollution can be felt as far as 100 miles away.

The RDEIR's Disclosure, Analysis and Mitigation of Traffic Impacts are Legally Deficient.

The Project will result in a 24 hour a day parade of big rig trucks into an area that is known for its rural charm. They will reach the Project site via Interstate 10, with a single exit in each direction. The Project will result in the degradation of service at the east

bound ramp of I-10 from "C" in the morning to "F." (RDEIR, p. 3.16-46) Service at Calimesa Boulevard and Cherry Valley Boulevard also will degrade to "D" during the afternoon hours. While the RDEIR concedes that this is a significant adverse impact, the only mitigation measures that the RDEIR identifies are payment of various "fair share" fees to pay for future roadway improvements. And even with these payments, the RDEIR admits that the impacts will be significant and "unavoidable."

The RDEIR's traffic analysis is deficient for several reasons.

First, the RDEIR contains no analysis concerning whether, and if so, to what degree, the payment of "fair share" fees will mitigate traffic impacts. Without such analysis, and evidence of when such improves will go on line, it is impossible for the decision maker to evaluate the efficacy of the mitigation.

Second, the RDEIR (and its traffic study) fail to evaluate the direct and cumulative impacts at other key streets and intersections; namely, Beaumont Avenue to I-10, Cherry Valley Boulevard to Highland Springs Road, Highland Springs Road to I-10, Brookside Avenue between Beaumont Avenue and I-10, and Oak Valley Parkway between Cherry Valley Boulevard and I-10. Given the deterioration of service at the closest I-10 on ramp (at Cherry Valley Road) it is likely that many of the thousands of trips that the Project will generate will attempt these routes. In addition, the EIR utterly fails to evaluate impacts on State Highway 60.



The RDEIR's Water Supply Analysis is Legally Deficient

The RDEIR's analysis of impacts on water supply are woefully inadequate, starting with its discussion of the Project's planned water consumption. On the same page of the RDEIR, it is estimated that the Project will consume either 42,840 gallons of potable water each day (15,636,600 gallons per year) or 11,140,000 gallons per year. (RDEIR, p. 3.17-21) The RDEIR, on the same page, states that the Project will consume either 12.35 million gallons of "recycled" water for landscaping each year, or 8.99 million gallons each year. (*Id.*) Later, the RDEIR states that "[r]ecycled (outdoor) water for landscape irrigation is estimated to be 8.99 million gallons per year for a total of 20.35 million gallons a year of water required to serve the project." (RDEIR, p. 3.17-25) There is no attempt to reconcile these divergent figures, rendering the RDEIR deficient as an informational document.

The RDEIR purports to rely on the YVWD's 2010 Urban Water Management Plan. However, no such document is available at the web address provided in the RDEIR. In fact at the time the RDEIR was circulated for public comment (in November 2016), the operable document was the 2015 San Bernardino Valley Regional Urban Water Management Plan ("2015 UWMP").<sup>6</sup> The 2015 UWMP does not identify demand from the Project in its analysis of the YVWD's water supply calculation. And the 2015 UWMP states that "[r]ecycled water was not used in 2010 nor projected for use in 2015." (2015 UWMP, p. 12-27). It is impossible to reconcile this statement with the RDEIR's assertion that recycled

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<http://publicdocuments.yvwd.dst.ca.us/WebLinkPublic/0/edoc/181411/2015%20Regional%20Urban%20Water%20Management%20Plan%20-%20YVWD.pdf>

water will supply 12.35 million gallons (or 8.8 million gallons) of recycled water to the Project each and every year.

The failure to present this information to the public and the decision makers renders the RDEIR legally deficient. The failure to include this information also undercuts the conclusion that impacts to water resources will not be significant.

The Project also requires annexation into the YVWD, and if this occurs infrastructure will be needed to constructed deliver water to the Project, including construction of two 1 million gallon water storage tanks on the Project site. But there is no disclosure and analysis of impacts associated with this annexation or the construction of this infrastructure, including aesthetic impacts and growth inducing impacts. Once again, without this analysis the RDEIR fails as an informational document, and also improperly **segments** the Project. The impacts of the entire Project, including the modification of the YVWD's service area and construction of substantial new infrastructure, must be included in this RDEIR, so that the public can understand the full scope of the Project's, environmental impacts.

The RDEIR's Disclosure, Analysis and Mitigation of Significant Noise Impacts are Deficient.

The Project will generate nearly 5,000 "passenger car equivalent" vehicle trips per day, and will potentially operate on a 24 hour per day basis. The RDEIR concedes that noise from the Project will likely exceed local nighttime operational noise level standards. (RDEIR, pp. 3.12-25-3.12-27) The RDEIR's solution to this significant impact is to require

that loading bays be equipped “with sealed gasket bay doors.” (*Id.*) Yet there is no analysis in the RDEIR of the efficacy of this solution, nor does this appear to be an enforceable project condition. Beyond that, the RDEIR failed to consider other feasible mitigation, such as curtailing the hours of operation of the distribution center.

The noise analysis is deficient in other respects. In examining off site noise impacts, the RDEIR did not assess impacts on the approved Sunny Cal residential project directly across the street from the Project. (RDEIR, Appendix II, Exhibit 4) Further, the RDEIR did not evaluate off site impacts to the north and east of the project. The RDEIR did not evaluate noises associated with backup “warning beepers” that may be required of vehicles entering the distribution center.

The RDEIR’s Discussion of the Project’s Growth Inducing Impacts is Deficient

The RDEIR’s minimal discussion of the Project’s growth inducing impacts hardly meets the standards imposed by CEQA. The RDEIR concedes that currently no water and wastewater is available at the Project site, and that in order to accommodate the development “off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard will be constructed.” (RDEIR, p. 5-1). The RDEIR also notes that two 1 million gallon water storage tanks will also be constructed “to serve other properties in the Yucaipa Valley Water District (YVWD) service area.” (RDEIR, p. 5-2). And the RDEIR admits that the construction of these facilities “would potentially encourage subsequent development by

removing infrastructure barriers to growth in the vicinity of the project.”<sup>7</sup> But there is no discussion, even in a general way, of where these impacts are likely to occur (i.e., immediately in the vicinity of Project or in other areas of the YVWD service area, or elsewhere?) In addition, the RDEIR should discuss the growth inducing impacts of bringing YVWD water into an area traditionally served by the Beaumont Cherry Valley Water District, which has faced significant restrictions on its supply of water.

The RDEIR’s Discussion of the Project’s Cumulative Impacts is Deficient

In its cumulative impacts analysis, the RDEIR does not clearly identify the projects that are being considered as likely to produce similar impacts, nor does it provide any analysis as to why the study area was defined as it was. As a result, the RDEIR fails as an informational document. At a minimum, the RDEIR must provide the analysis discussed above, and also must include all projects in the area near the Project (Banning, Beaumont, Moreno Valley, Cabazon, Calimesa, Yucaipa and unincorporated western Riverside County). In particular, the RDEIR must consider the Butterfield (4862 homes), Rancho San Geronio (3385 homes), and O’Donnell Business Park (1 million square feet of warehousing) projects in Banning.<sup>8</sup> However, it is critical that the RDEIR carefully analyze all projects within the

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<sup>7</sup> As is discussed above, another failure of the RDEIR is its failure to disclose and analyze the environmental impacts of this major infrastructure project.

<sup>8</sup> Projects in neighboring cities that should be considered in the cumulative impacts analysis can be located here: <http://www.ci.beaumont.ca.us/DocumentCenter/Home/View/233>  
<http://www.ci.banning.ca.us/106/Major-Commercial-Projects>  
<http://www.ci.banning.ca.us/298/Major-Residential-Projects>  
<http://www.moreno-valley.ca.us/edd/pdfs/new-pdfs/new-dev-sum.pdf>  
[http://yucaipa.org/wp-content/uploads/com\\_dev/Update.pdf](http://yucaipa.org/wp-content/uploads/com_dev/Update.pdf)

study area (adjacent unincorporated areas of Riverside County, and other neighboring cities' (Banning, Beaumont, Moreno Valley, Cabazon, Calimesa, Yucaipa)) that contribute to regional impacts relating to traffic, air quality, and impacts on water usage. Because of the manner in which the RDEIR has been drafted, we do know that the RDEIR has not considered impacts from many projects within this area:

The RDEIR Fails to Adequately Analyze a Reasonable Range of Alternatives.

The RDEIR fails to consider a meaningful analysis of reasonable alternatives to the Project in order to lessen or avoid the Project's significant impacts. CEQA mandates that significant environmental damage be avoided or substantially lessened where feasible. Pub. Res. Code § 21002; Guidelines §§ 15002(a)(3), 15021(a)(2), 15126(d). A rigorous analysis of reasonable alternatives to the project must be provided to comply with this strict mandate. "Without meaningful analysis of alternatives in the EIR, neither courts nor the public can fulfill their proper roles in the CEQA process." *Laurel Heights Improvement Ass'n v. Regents of University of California*, 47 Cal.3d 376, 404 (1988). Moreover, "[a] potential alternative should not be excluded from consideration merely because it 'would impede to some degree the attainment of the project objectives, or would be more costly' even when that alternative includes Project development on an alternative site. *Save Round Valley Alliance v. County of Inyo*, 157 Cal. App. 4th 1437, 1456-57 (2007) (quotations omitted).

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<http://www.cityofcalimesa.net/planning.htm>

Here, the RDEIR failed to consider a reasonable range of alternatives, most significantly by not considering an alternative site. The RDEIR dismisses an alternate site as infeasible because the Project proponent does not own another site, because “no other site was deemed sufficient to support the project,” and because any other project would have the same impacts. (RDEIR, p. 6-2) However, there is utterly no analysis to support these conclusions, particularly that there is no other location in southern California with equivalent access to I-10. In addition, the statement that an alternative site would have the same impacts is simply untrue. Another site would not be located within a rural and equestrian community, which the County by policy seeks to maintain. Thus, an alternative location would not necessary have the same land use and aesthetic impacts as the Project site, and may also have reduced noise, traffic, water supply and air quality impacts. The RDEIR should carefully analyze these issues before rejecting this alternative out of hand.

Other feasible alternatives that the RDEIR should have considered would be a facility served by rail (thus potentially reducing air pollution and traffic issues), the use of the Project site for a school, and the use of the site for commercial retail. In addition, the RDEIR’s rejection of other, less environmental damaging alternatives (e.g., no project and Cherry Valley Gateway Specific Plan Alternative) based on failure to satisfy the project objectives is improper; the RDEIR cannot avoid an analysis of a reasonable range of alternatives by narrowly drawing project objectives, as appears to be the case here.

In sum, the Project will have significant and long standing environmental impacts on the Pass Area, and its residents, and will degrade, and destroy the rural character

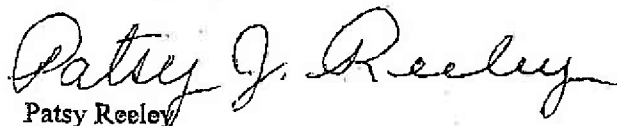
Brett Dawson

7/7/2017

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of the existing Cherry Valley Community. As such, we urge you to reject this Project so that a future property owner can develop the property in a manner that is consistent with the objectives of the Pass Area Plan and serves the needs of the residents of the Pass Area.

Very truly yours,



Patsy Reeley

President Cherry Valley Pass Acres & Neighbors



Patrick Doherty

President Cherry Valley Environmental Planning  
Group

cc: Robert C. Goodman, Esq.



# EXHIBIT A

**CHERRY VALLEY PASS ACRES AND NEIGHBORS  
P.O. Box 3257  
BEAUMONT, CALIFORNIA 92223**

January 18, 2017

**VIA E-MAIL**

*bdawson@rctlma.org*

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

Re: Comments on Draft Environmental Impact Report for  
San Gorgonio Crossing Project

Dear Mr. Dawson:

We are submitting these comments on the Draft Environmental Impact Report ("EIR") for the San Gorgonio Crossing Project on behalf of Cherry Valley Pass Acres and Neighbors ("CVAN") and the Cherry Valley Environmental Planning Group ("CVEPG").

Please provide us with all future notices regarding this Project.

CVAN is a California non-profit corporation comprised of more than 300 families, many of whom live and work in Cherry Valley, an unincorporated community of interest located north and east of the proposed project.

CVEPG is a California non-profit corporation that was established to protect and preserve the environment and water supply in and around Cherry Valley.

The EIR relates to a proposed project consisting of two 41 foot tall industrial buildings totaling 1,823,760 square feet, with 306 "dock doors," as well as a General Plan Amendment and Change of Zone to change the applicable zoning from very low density

residential to industrial ("the Project"). Construction of the Project will involve extensive grading of approximately 3 million cubic yards of soil. The industrial buildings will be used as a regional distribution center generating nearly 5,000 "passenger equivalent" vehicle trips each day, which will include more than 1000 "big rig" trips each and every day. (EIR, 3.16-21-3.16-22) This means that if the Project operates 24 hours per day, a big rig will enter or exit the facility once every 1.4 minutes, on average, 365 days a year.<sup>1</sup>

Among other deficiencies, discussed in detail below, the EIR fails to adequately describe the Project and the environmental setting, fails to adequately disclose and analyze the Project's impacts on land use and planning, and relies on outdated analyses. The EIR also fails to analyze a range of environmental impacts, mitigation measures, and alternatives. The EIR for the Project fails to provide the public with a thorough, properly defined, and finite description of the Project and its environmental impacts. CEQA requires that an EIR analyze the whole of the Project including associated off site impacts and impacts that are further distant in the future. *See* CEQA Guidelines, §§ 15126 (impact from all phases of the project), 15358(a) (direct and indirect impacts). These requirements help ensure that the public and decision makers are reviewing and deciding on the Project know the full scope of the project and its impacts. EIRs that fail to

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<sup>1</sup> A major deficiency of the EIR is that it provides no disclosure to the public concerning what the operating hours of the facility will be. For purposes of the public services analysis, the EIR states that it assumed "for worst case analysis purposes" that the facility would operate 7 days a week, 24 hours a day. (EIR, 3.14-12) It is unclear whether this assumption was made for other analyses, and if not, why not. It is essential that the facility's planned hours of operation be disclosed, and that the impacts related to those hours of operation be evaluated.

Brett Dawson  
January 18, 2017  
Page 3

provide these requirements undermine CEQA's fundamental requirement of public disclosure. An accurate, stable and finite project description is the *sine qua non* of an informative and legally sufficient EIR. *County of Inyo v. City of Los Angeles* (1977) 71 Cal.App.3d 185 (an enigmatic or unstable project description impedes public input); *See also San Joaquin Raptor/Wildlife Reserve Center v. County of Stanislaus* (1994) 27 Cal.App.4th 713, 730. Unfortunately, the EIR contains an incomplete project description and analysis that fails to provide the public and decision makers with the necessary information in order to analyze impacts and mitigation measures.

The EIR's Disclosure and Analysis of Impacts on Land Use and Planning are Inadequate

The Project site is located within what the December 8, 2015, County of Riverside General Plan ("2015 General Plan") designated as the "Cherry Valley Gateway Policy Area of Cherry Valley." The land use designation for the Project site is "Very Low Density Residential." (2015 General Plan, Pass Area Plan ("PAP"), p. 12) This designation provides for "single-family detached residences on large parcels of 1 to 2 acres." (*Id.*) The Project seeks to change this land use designation to "Light Industrial." Currently, this land use is not permitted in any portion of the Cherry Valley Gateway Policy Area, and the Project is wholly inappropriate for the site as it would substantially degrade the rural character of the area.

As stated in the PAP, "Cherry Valley, located east of Interstate 10 and north of Beaumont, is a rural and equestrian community with small orchards, mobile homes, and

single family residences.” (*Id.*, p. 24) The intent of the Cherry Valley Policy Area “is to maintain the predominantly rural community nature of this area.” (*Id.*) The PAP recognizes the “rural atmosphere of the area,” the limited capacity of public services, and flooding hazards. (*Id.*)

The PAP provides that the Cherry Valley Gateway Policy Area “shall be developed as a gateway to Cherry Valley” and “*shall be developed to evoke the rural character of that area.*” (*Id.*, (emphasis added)). The PAP further states that the Cherry Valley Gateway Policy Area “shall also serve as a community separator between Beaumont and Calimesa,” and that “it is envisioned that clustering and buffering will be utilized *in order to preserve open space and maintain the rural character of the area.*” (*Id.*, at p. 24 (emphasis added))<sup>2</sup>

Despite the clear policy statements of the 2015 General Plan, and the admitted rural nature of the Project site, the EIR concludes that “the Project would not result in a substantial alteration of the present or planned land use of an area” and that “[t]he Project would be compatible with existing and planned surround land uses.” (EIR, 3.10-21, 3.10-25) The EIR’s analysis of this issue is legally deficient.

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<sup>2</sup> The EIR improperly, and inexplicably, fails to consider the 2015 General Plan, instead relying on what it refers to as the “2008 County of Riverside General Plan” and the “2014 County of Riverside General Plan.” (EIR, 1-13; 9-10, 9-11) In fact, the 2008 General Plan was never adopted and the 2014 General Plan does not exist. See <http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx> (“In 2008 baseline General Plan documents were created, but never formally adopted, as prelude to the GPA No. 960 update project.”) Failure to consider the actual General Plan renders the entire EIR deficient.

As a preliminary matter, the EIR states that “the General Plan acknowledges the potential for higher intensity uses for undeveloped parcels by stating explicitly that ‘[h]igher densities may be allowed through a general plan amendment...’” (EIR 3.10-22) However, the EIR misleadingly fails to include the remainder of the sentence, which states that such higher densities may be allowed “provided such development meets the goals of the policy area.” (PAP, p. 24) The PAP describes the goals of the policy area as follows: “The policy area shall be developed as a gateway to Cherry Valley, and it shall be developed to evoke the rural character of that area. The policy area shall also serve as a community separator between Beaumont and Calimesa. To accomplish these two goals, it is envisioned that clustering and buffering will be utilized in order to preserve open space and maintain the rural character of the area.” (PAP, p. 24)

A nearly 2 million square foot distribution center, generating nearly 5,000 “passenger equivalent” daily trips, which will include more than 1,000 trips by diesel emitting big rig trucks, hardly serves to “maintain the rural character of the area,” nor does it “evoke the rural character” of Cherry Valley. In short, the Project cannot be reconciled with the PAP, and the Project does not “meet the goals” of The Cherry Valley Gateway Policy Area.

The EIR also seeks to justify the conversion of the rural Project site to an industrial use by claiming that the General Plan Foundation Component for the site is “Community Development” and that the Community Development Foundation “includes ‘urban’ land uses (industrial and business park) such as those being proposed as part of the

project.” (EIR, 3.10-21-3.10- 22) While the EIR offers no citation for this statement, the 2015 General Plan generally identifies the components of the Community Development component as follows: “those areas appropriate for urban or suburban development, including areas for single family and multiple family residential uses, commercial, industrial, business park, public facilities, and a mix of uses.” (2015 General Plan, Land Use Element, LU-4) But the EIR ignores the 2015 General Plan’s policy LU 28.1, which states that for properties such as the Project site (which is designated for residential land use) the County’s policy is to “[a]ccommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.” (2015 General Plan, LU-57) Similarly, the EIR ignores the 2015 General Plan’s statement of policy LU 30.1, which provides that new industrial uses are to be “in areas appropriately designated by General Plan and area plan land use maps.” (2015 General Plan, LU-60)

In sum, there is no basis for the EIR’s conclusion that the Project “would not result in a substantial alteration of the present or planned land use of an area,” (EIR, 3.10-21) or that “[t]he Project would be compatible with existing and planned surround land uses.” (EIR, 3.10-25)

Given the foregoing discussion concerning the 2015 General Plan and the PAP, the EIR’s conclusion that “the project would be consistent with the land use designations and policies of the General Plan” is mystifying. (EIR, 3.10-28) As a preliminary matter, Table 3.10-3, which purports to show consistency, does not include any references to the applicable 2015 General Plan. The EIR thus utterly fails to discuss policies



LU-28.1 and LU-57, discussed above. Moreover, the EIR includes no analysis at all as to how a nearly 2 million square foot distribution center (generating nearly 5,000 “passenger equivalent” vehicle trips a day) “evokes the rural character” of Cherry Valley. In fact, it does not, and is irreconcilably inconsistent with the 2015 General Plan and PAP.<sup>3</sup>

Finally, there is no basis for the EIR’s finding that “[t]he project would not disrupt or divide the physical arrangement of an established community[.]” (EIR, 3.10-39) The Project site is within Cherry Valley, which the PAP describes as “a charming community distinguished by and named after a concentration of cherry orchards.” (PAP, 8) The Riverside Local Area Formation Commission has designated Cherry Valley “as an Unincorporated Community in order to preserve this existing rural character.” (*Id.*) Yet the EIR utterly fails to disclose and analyze impacts that this Project would have on the overall Cherry Valley community.

The EIR’s Disclosure, Analysis, and Mitigation of the Project’s Aesthetic Impacts are Inadequate.

As discussed above, the Project imposes a huge (nearly 2 million square foot) distribution facility on a property that is currently vacant, and serves as a gateway to Cherry Valley. The EIR’s conclusion that the Project will have a less than significant impact on

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<sup>3</sup> The EIR also fails to discuss policy LU 22.3 of the 2015 General Plan, which states that when an area such as Cherry Valley has been designated as a “rural community,” the County will “[e]nsure that development does not adversely impact the open space and rural character of the surrounding area.” (2015 General Plan, LU-50) Here, there can be little question that the Project will adversely impact the rural character of Cherry Valley, given its proposed industrial (and non-agricultural) uses, and the resulting impacts (including noise, light, aesthetic, air pollution, water supply).

scenic resources is based on a woefully inadequate analysis, consisting of visual “simulations” from 14 locations. (EIR, Exhibit 3.1-3) All of these locations are in relatively close proximity to the Project site, and none of them appear to be within the Cherry Valley Policy area, particularly areas that are to the north and east of the Project site. It is essential that the aesthetic impacts on these areas be evaluated, including the impacts of nighttime lighting on the rural environment. In addition, we note that none of the visual simulations depict the proposed Project (i.e., two massive distribution center buildings). The simulations are thus inherently misleading.

The analysis of aesthetic impacts also does not evaluate the impacts of the Yucaipa Valley Water District (“YVWD”) water storage tanks proposed for the Project sites. These too need to be evaluated. Finally, the EIR fails to analyze the impacts of the significant big rig truck traffic on aesthetics. Currently, the Project site is undeveloped with minimal traffic. The Project will generate nearly 5,000 “passenger equivalent” vehicle trips a day. This constant parade of big rigs is likely to have a significant aesthetic impact on the public, and Cherry Valley specifically, and needs to be evaluated.

The EIR’s analysis, and mitigation of light impacts, is also inadequate. While recognizing that the Project has a potentially significant impact on nighttime views in the area, the EIR fails to clearly disclose those impacts, particularly in areas of Cherry Valley that are to the north and east of the Project. And after conceding that there may be potentially significant impacts, the proposed mitigation measure is merely the future

submission of a “photometric plan” to be submitted to the County, without any specific standards. This supposed mitigation measure thus fails as a matter of law.

The EIR Fails Adequately to Disclose, Analyze and Mitigate Impacts to  
Agricultural Resources

The EIR recognizes that the approved Project site land uses include agriculture, and that the Project site contains nearly 150 acres of “Farmland of Local Importance.” (EIR, 3.2-1; Exhibit 3.2-1) The EIR also recognizes that the Project site is currently utilized for agricultural uses (grazing), as are surrounding properties, which also are used for grazing and horse ranching. (*Id.*) The Project will unquestionably convert this farmland to non-agricultural resources. The loss of agricultural resources should be fully mitigated, yet the EIR contains no mitigation measures to address this impact. The EIR should consider, among other things, the use of conservation easements to mitigate the Project’s impacts.

The EIR’s Disclosure, Analysis, and Mitigation of Air Quality Impacts and  
Greenhouse Gas Emissions are Inadequate.

The EIR concedes that the Project will have significant impacts on air quality, both during construction and operation. Yet the EIR does not impose any meaningful mitigation measures on the operation of the facility, beyond imposing informational and seemingly voluntary requirements on the tenants. (EIR 3.3-29) These mitigation measures do not satisfy CEQA. Mitigation measures must be “fully enforceable through permit conditions, agreements, or other measures” so “that feasible mitigation measures will

actually be implemented as a condition of development.” *Federation of Hillside & Canyon Ass'ns v. City of Los Angeles*, 83 Cal.App.4th 1252, 1261 (2000). These type of non-binding mitigation measures fails to meet CEQA’s standards of full enforceability.

The analysis of Greenhouse Gas Emissions is deficient in several respects. First, as with air quality impacts, the EIR fails to consider a full range of mitigation measures. The Project should fully mitigate its significant air quality and climate change impacts. In addition, the County and applicant should consult with expert agencies, such as the California Air Resources Board, the California Air Pollution Control Officer’s Association, and the South Coast Air Quality Management District, to, among other things, identify feasible alternatives and mitigation measures.

The CEQA Guidelines require the lead agency to “make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project.” Guidelines § 15064.4(a).

The EIR improperly fails to disclose key assumptions made about trip lengths for heavy-duty trucks, nor does it disclose the basis for its assumptions about the percentage of daily trips that would be made by these vehicles. The EIR also fails to account for air quality impacts within the Salton Sea Air Basin, Mojave Desert Air District, and the San Diego County Air Basin violating CEQA’s requirements that an EIR must analyze whether the Project “[v]iolates any air quality standard or contributes substantially to an existing or projected air quality violation.” CEQA Guidelines App. G § III(b).

The EIR also fails to account for the emissions associated with manufacturing and transport of building materials, and operational goods for the project. For example, construction of nearly 2 million square feet of development will take substantial amounts of construction material including concrete. Cement and concrete manufacture is extremely energy intensive producing a large amount of greenhouse gas emissions. The manufacture of concrete accounts for roughly 3% of California's greenhouse gas emissions. These numbers must be integrated into the greenhouse gas emissions significance determination in order to perform the good faith analysis required under CEQA. CEQA requires that "an agency must use its best efforts to find out and disclose all that it reasonably can" (Guidelines § 15144), that an EIR must make "good faith effort at full disclosure" (Guidelines §15151), and that an impact may only be deemed speculative "after thorough investigation." (Guidelines § 15145).

As part of its analysis of global warming impacts, the EIR must also address black carbon, an important short-lived pollutant that contributes to global and regional warming. Black carbon is produced by incomplete combustion and is the black component of soot. Although combustion produces a mixture of black carbon and organic carbon, the proportion of black carbon produced by burning fossil fuels, such as diesel, is much greater than that produced by burning biomass.<sup>4</sup> Black carbon heats the atmosphere

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<sup>4</sup> Ramanathan V. & Carmichael G., *Global and Regional Climate Changes Due to Black Carbon*, Nature Geoscience 1:221-227 (2008) ("Ramanathan & Carmichael 2008". [http://www.climate.org/PDF/Ram\\_Carmichael.pdf](http://www.climate.org/PDF/Ram_Carmichael.pdf); Jacobson M., *Strong Radiative Heating Due to the Mixing State of Black Carbon in Atmospheric Controls*, Nature 499: 695- 697

through a variety of mechanisms. First, it is highly efficient at absorbing solar radiation and in turn heating the surrounding atmosphere. Second, atmospheric black carbon absorbs reflected radiation from the surface. Third, when black carbon lands on snow and ice, it reduces the reflectivity of the white surface which causes increased atmospheric warming as well as accelerates the rate of snow and ice melt. Fourth, it evaporates low clouds. (Ramanathan & Carmichael 2008; Jacobson 2001). Black carbon is also detrimental to human health. Black carbon has been linked to a variety of circulatory diseases. One study found an increased mortality rate was correlated with exposure to black carbon.<sup>5</sup> Like greenhouse gases, black carbon emissions from various types of engines and activities can be estimated through numerical calculations. (Bond 2004). Thus, there is no reason why black carbon can reasonably be omitted from these estimates. The EIR fails to analyze the impacts of black carbon emissions during both the construction and operation phase of the project. The Project will result in a large increase in diesel exhaust from the existing conditions, which is a major source of black carbon.

In addition to thoroughly evaluating project alternatives, because it is clear that the Project's greenhouse gas emissions will cumulatively contribute to global warming,

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(2001)(“Jacobson 2001”).  
<http://www.stanford.edu/group/efmh/jacobson/Articles/VI/nature.pdf>

<sup>5</sup> Maynard D. et al., *Mortality risk associated with short-term exposure to traffic particles and sulfates*.  
<http://www.ncbi.nlm.nih.gov/pmc/articles/PMC1867995/>

“the EIR must propose and describe mitigation measures that will minimize the significant environmental effects that the EIR has identified.” *Napa Citizens for Honest Gov’t v. Napa County Bd. of Supervisors*, 91 Cal.App.4th 342, 360 (2001). CEQA requires that agencies “mitigate or avoid the significant effects on the environment of projects that it carries out or approves whenever it is feasible to do so.” Pub. Res. Code § 21002.1(b). CEQA specifically requires lead agencies to “consider feasible means, supported by substantial evidence and subject to monitoring or reporting, of mitigating the significant effects of greenhouse gas emissions.” Guidelines § 15126.4 (c). Mitigation of a project’s significant impacts is one of the “most important” functions of CEQA. *Sierra Club v. Gilroy City Council*, 222 Cal.App.3d 30, 41 (1990). Therefore, it is the “policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures which will avoid or substantially lessen the significant environmental effects of such projects.” Pub. Res. Code § 21002.

There are any number of additional feasible measures that can be incorporated to reduce vehicle miles traveled, energy use, waste, water consumption, and other sources of emissions. The California Air Pollution Control Officer’s Association White Paper on CEQA and Climate Change identifies existing and potential mitigation measures that could be applied to projects during the CEQA process to reduce a project’s GHG emissions. The California Office of the Attorney General also has developed a list of reduction mechanisms to be incorporated through the CEQA process. These resources provide a varied array of mitigation measures to be incorporated in both the programmatic and project level. These



mitigation measures must be analyzed to determine whether they are feasible in reducing the Project's significant greenhouse gas impacts.

The EIR also fails to address how the projected effects of global warming will exacerbate the impacts of the Project. CEQA requires that an EIR "analyze any significant environmental effects the project might cause by bringing development and people into the affected area." Guidelines § 15126.2(a). The air quality analysis must disclose how the increased temperatures in the project area will exacerbate the already severe air quality conditions. Riverside County in particular, has some of the worst air quality in the nation, even when compared to other highly urban, populated counties in California. Riverside County is ranked as one of the "Dirtiest/Worst Counties" in the United States for almost all criteria pollutants under the Clean Air Act. Climate change is having a major adverse impact on numerous plant and animal species. The EIR should have disclosed this threat to species, and discussed the potentiality of the Project contributing to the massive problem. Finally, climate change will have a major adverse impact on water supplies; the EIR should have disclosed these impacts and discussed the potential for the Project to contribute to this problem. The EIR must use its best efforts to find out and disclose all it reasonably can about the impacts of climate change on the environment and—most importantly—use that information to form an educated opinion about how to plan and adapt for the impacts of climate change.

The EIR's Disclosure, Analysis and Mitigation of Biological Impacts are  
Legally Deficient

The EIR concedes that the Project site contains burrows that could support the Western Burrowing Owl, which is considered to be a Bird of Conservation Concern by the U.S. Fish and Wildlife Service (USFWS). Burrowing Owls are listed as a Species of Concern in California. California's remaining burrowing owls are threatened primarily by habitat loss to urban development, persecution of ground squirrels, and intensive agricultural practices. The practice of evicting owls from development sites is accelerating local extinction of owls from rapidly urbanizing areas. Other factors contributing to the decline of owls statewide include destruction of burrows through disking and grading, impacts of pesticides, increased predation by nonnative or feral species, habitat fragmentation, and other human-caused mortality from vehicle strikes, electrified fences, collisions with wind turbines, shooting, and vandalism of nesting sites.

The EIR fails to adequately account for the Project threats to local and regional populations of the burrowing owl, or adequately mitigate for the loss of burrowing owl populations. Burrows were found on the Project site, and the site, and adjacent areas, contained potential burrowing owl habitat. (EIR at 4.4-29; App. C at 4)<sup>6</sup> The mitigation measures of avoiding burrowing owls when they are present will not mitigate the decline in

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<sup>6</sup> In addition, the surveys for burrowing owls appear to be outdated, last conducted either in 2013 or 2008. (EIR, Appendix C)

population and loss of habitat that the project contributes to. Considering the magnitude of threats, and ongoing population decline in the Project area the Project poses a substantial threat to the Burrowing Owl.

The EIR relies upon the MSHCP for mitigation of both direct and cumulative biological impacts related to this project. However, the EIR fails to disclose the uncertainty regarding the implementation of mitigation measures contemplated in the MSHCP to provide for the mitigation of potentially significant impacts to biological resources relied upon in the MSHCP and EIR. The failure to require binding and effective mitigation, disclose the uncertainties associated with mitigation, and analyze the provision of other sources of mitigation and the environmental impacts of those mitigation measures violates CEQA. Additionally, the EIR presents no information regarding impacts to covered species from pesticide use associated with the project.

The EIR fails to disclose or analyze the impacts of light pollution on wildlife. Light pollution is a major problem that can significantly confuse migratory birds and otherwise disturb and disrupt wildlife foraging and breeding. Light pollution can seriously threaten the continual survival of numerous species. The EIR needs to fully disclose these risks; only then can the likely effectiveness of proposed mitigation measures be evaluated when compared to the severity of the risk. Given the impact that light pollution has on wildlife species, particularly migratory birds such as the many species that utilize the SJWA as habitat, the proposed mitigation measures are inadequate to protect against this

harm. This is especially true in light of evidence showing that light pollution can be felt as far as 100 miles away.

The EIR's Disclosure, Analysis and Mitigation of Traffic Impacts are Legally Deficient.

The Project will result in a 24 hour a day parade of big rig trucks into an area that is known for its rural charm. They will reach the Project site via Interstate 10, with a single exit in each direction. The Project will result in the degradation of service at the east bound ramp of I-10 from "C" in the morning to "F," and a degradation of the west bound ramp from "D" to "F" in the afternoon. (EIR 3.16-43) Service at Calimesa Boulevard and Cherry Valley Boulevard also will degrade to "F" during the morning and afternoon hours. While the EIR concedes that this is a significant adverse impact, the only mitigation measures that the EIR identifies are payment of various "fair share" fees to pay for future roadway improvements. And even with these payments, the EIR admits that the impacts will be significant and "unavoidable."

The EIR's traffic analysis is deficient for several reasons. First, it is based on an improper baseline – 2014 conditions rather than 2016 conditions (when the EIR was circulated for public comment). Without understanding baseline conditions the decision makers are unable to evaluate the Project's direct and cumulative impacts.

Second, the EIR contains no analysis concerning whether, and if so, to what degree, the payment of "fair share" fees will mitigate traffic impacts. Without such analysis,

and evidence of when such improves will go on line, it is impossible for the decision maker to evaluate the efficacy of the mitigation.

Third, the EIR (and its traffic study) fail to evaluate the direct and cumulative impacts at other key streets and intersections; namely, Beaumont Avenue to I-10, Cherry Valley Boulevard to Highland Springs Road, Highland Springs Road to I-10, Brookside Avenue between Beaumont Avenue and I-10, and Oak Valley Parkway between Cherry Valley Boulevard and I-10. Given the deterioration of service at the closest I-10 on ramp (at Cherry Valley Road) it is likely that many of the thousands of trips that the Project will generate will attempt these routes. In addition, the EIR utterly fails to evaluate impacts on State Highway 60.

The EIR's Water Supply Analysis is Legally Deficient

The EIR's analysis of impacts on water supply are woefully inadequate, starting with its discussion of the Project's planned water consumption. On the same page of the EIR, it is estimated that the Project will consume either 42,840 gallons of potable water each day (15,636,600 gallons per year) or 11,140,000 gallons per year. (EIR, 3.17-19) The EIR, on the same page, states that the Project will consume either 12.35 million gallons of "recycled" water for landscaping each year, or 8.8 million gallons each year. (*Id.*) Later, the EIR states that "[r]ecycled (outdoor) water for landscape irrigation is estimated to be 89.81 million gallons per year (YVWD 2013), for a total of 19.95 million." (EIR, 3.17-21) There is no attempt to reconcile these wildly divergent figures, rendering the EIR deficient as an informational document.

The EIR claims that “[b]ased on the determination by the YVWD in the [Water Supply Assessment], the proposed project’s water needs will be met by existing and future supplies. YVWD would have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded entitlements will be needed.” (EIR, 3.17-22). However, no water supply assessment is included within the exhibits to the EIR, nor is any such water supply assessment available on the YVWD website. The EIR fails as an information document if a foundational document, such as this supposed water supply assessment, is not made available to the public and to decision makers.

The EIR also purports to rely on the YVWD’s 2010 Urban Water Management Plan. However, no such document is available at the web address provided in the EIR. In fact at the time the EIR was circulated for public comment (in November 2016), the operable document was the 2015 San Bernardino Valley Regional Urban Water Management Plan ( “2015 UWMP”).<sup>7</sup> The 2015 UWMP does not identify demand from the Project in its analysis of the YVWD’s water supply calculation. And the 2015 UWMP states that “[r]ecycled water was not used in 2010 nor projected for use in 2015.” (2015 UWMP, p. 12-27). It is impossible to reconcile this statement with the EIR’s assertion that recycled water will supply 12.35 million gallons (or 8.8 million gallons, or 89.81 million gallons) of recycled water to the Project each and every year.

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<http://publicdocuments.yvwd.dst.ca.us/WebLinkPublic/0/edoc/181411/2015%20Regional%20Urban%20Water%20Management%20Plan%20-%20YVWD.pdf>

The failure to present this information to the public and the decision makers renders the EIR legally deficient. The failure to include this information also undercuts the conclusion that impacts to water resources will not be significant.

The Project also requires annexation into the YVWD, and if this occurs infrastructure will be needed to constructed deliver water to the Project, including construction of two 1 million gallon water storage tanks on the Project site. But there is no disclosure and analysis of impacts associated with this annexation or the construction of this infrastructure, including aesthetic impacts and growth inducing impacts. Once again, without this analysis the EIR fails as an informational document, and also improperly **regiments** the Project. The impacts of the entire Project, including the modification of the YVWD's service area and construction of substantial new infrastructure, must be included in this EIR, so that the public can understand the full scope of the Project's, environmental impacts.

The EIR's Disclosure, Analysis and Mitigation of Significant Noise Impacts are Deficient.

The Project will generate nearly 5,000 "passenger car equivalent" vehicle trips per day, and will potentially operate on a 24 hour per day basis. The EIR concedes that noise from the Project will likely exceed local nighttime operational noise level standards. (EIR, 3.12-34-3.12-35) The EIR's solution to this significant impact is to require that loading bays be equipped "with sealed gasket bay doors." (*Id.*) Yet there is no analysis in the EIR of the efficacy of this solution, nor does this appear to be an enforceable project condition. Beyond



that, the EIR failed to consider other feasible mitigation, such as curtailing the hours of operation of the distribution center.

The noise analysis is deficient in other respects. In examining off site noise impacts, the EIR did not assess impacts on the approved Sunny Cal residential project directly across the street from the Project. (EIR, Appendix H, Exhibit 4) Further, the EIR did not evaluate off site impacts to the north and east of the project. The EIR did not evaluate noises associated with backup "warning beepers" that may be required of vehicles entering the distribution center.

The EIR's Discussion of the Project's Growth Inducing Impacts is Deficient

The EIR's minimal discussion of the Project's growth inducing impacts hardly meets the standards imposed by CEQA. The EIR concedes that currently no water and wastewater is available at the Project site, and that in order to accommodate the development "off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard will be constructed." (EIR, 5-1). The EIR also notes that two 1 million gallon water storage tanks will also be constructed "to serve other properties in the Yucaipa Valley Water District service area." (EIR, 5-2). And the EIR admits that the construction of these facilities "would potentially encourage subsequent development by removing infrastructure barriers to growth in the vicinity of the project."<sup>8</sup> But there is no discussion, even in a general way, of where these impacts are likely to occur (i.e., immediately in the vicinity of Project or in other

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<sup>8</sup> As is discussed above, another failure of the EIR is its failure to disclose and analyze the environmental impacts of this major infrastructure project.

areas of the YVWD service area, or elsewhere?) In addition, the EIR should discuss the growth inducing impacts of bringing YVWD water into an area traditionally served by the Beaumont Cherry Valley Water District, which has faced significant restrictions on its supply of water.

The EIR's Discussion of the Project's Cumulative Impacts is Deficient

In its cumulative impacts analysis, the EIR does not clearly identify the projects that are being considered as likely to produce similar impacts, nor does it provide any analysis as to why the study area was defined as it was. As a result, the EIR fails as an informational document. At a minimum, the EIR must provide the analysis discussed above, and also must include all projects in the area near the Project (Banning, Beaumont, Moreno Valley, Cabazon, Calimesa, Yucaipa and unincorporated western Riverside County). In particular, the EIR must consider the Butterfield (4862 homes), Rancho San Geronio (3385 homes), and O'Donnell Business Park (1 million square feet of warehousing) projects in Banning.<sup>9</sup> However, it is critical that the EIR carefully analyze all projects within the study area (adjacent unincorporated areas of Riverside County, and other neighboring cities' (Banning, Beaumont, Moreno Valley, Cabazon, Calimesa, Yucaipa)) that contribute to regional impacts relating to traffic, air quality,

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<sup>9</sup>Projects in neighboring cities that should be considered in the cumulative impacts analysis can be located here: <http://www.ci.beaumont.ca.us/DocumentCenter/Home/View/233>  
<http://www.ci.banning.ca.us/106/Major-Commercial-Projects>  
<http://www.ci.banning.ca.us/298/Major-Residential-Projects>  
<http://www.moreno-valley.ca.us/edd/pdfs/new-pdfs/new-dev-sum.pdf>  
[http://yucaipa.org/wp-content/uploads/com\\_dev/Update.pdf](http://yucaipa.org/wp-content/uploads/com_dev/Update.pdf)  
<http://www.cityofcalimesa.net/planning.htm>

and impacts on water usage. Because of the manner in which the EIR has been drafted, we do know that the EIR has not considered impacts from many projects within this area.

The EIR Fails to Adequately Analyze a Reasonable Range of Alternatives.

The EIR fails to consider a meaningful analysis of reasonable alternatives to the Project in order to lessen or avoid the Project's significant impacts. CEQA mandates that significant environmental damage be avoided or substantially lessened where feasible. Pub. Res. Code § 21002; Guidelines §§ 15002(a)(3), 15021(a)(2), 15126(d). A rigorous analysis of reasonable alternatives to the project must be provided to comply with this strict mandate. "Without meaningful analysis of alternatives in the EIR, neither courts nor the public can fulfill their proper roles in the CEQA process." *Laurel Heights Improvement Ass'n v. Regents of University of California*, 47 Cal.3d 376, 404 (1988). Moreover, "[a] potential alternative should not be excluded from consideration merely because it 'would impede to some degree the attainment of the project objectives, or would be more costly' even when that alternative includes Project development on an alternative site. *Save Round Valley Alliance v. County of Inyo*, 157 Cal. App. 4th 1437, 1456-57 (2007) (quotations omitted).

Here, the EIR failed to consider a reasonable range of alternatives, most significantly by not considering an alternative site. The EIR dismisses an alternate site as infeasible because the Project proponent does not own another site, because "no other site was deemed sufficient to support the project," and because any other project would have the same impacts. (EIR, 6.2) However, there is utterly no analysis to support these conclusions,

particularly that there is no other location in southern California with equivalent access to I-10. In addition, the statement that an alternative site would have the same impacts is simply untrue. Another site would not be located within a rural and equestrian community, which the County by policy seeks to maintain. Thus, an alternative location would not necessarily have the same land use and aesthetic impacts as the Project site, and may also have reduced noise, traffic, water supply and air quality impacts. The EIR should carefully analyze these issues before rejecting this alternative out of hand.

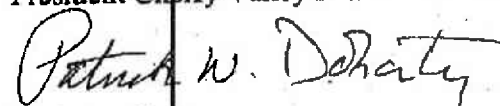
Other feasible alternatives that the EIR should have considered would be a facility served by rail (thus potentially reducing air pollution and traffic issues), the use of the Project site for a school, and the use of the site for commercial retail. In addition, the EIR's rejection of other, less environmental damaging alternatives (e.g., no project and Cherry Valley Gateway Specific Plan Alternative) based on failure to satisfy the project objectives is improper; the EIR cannot avoid an analysis of a reasonable range of alternatives by narrowly drawing project objectives, as appears to be the case here.

Brett Dawson  
January 18, 2017  
Page 25

In sum, the Project will have significant and long standing environmental impacts on the Pass Area, and its residents, and will degrade, and destroy the rural character of the existing Cherry Valley Community. As such, we urge you to reject this Project so that a future property owner can develop the property in a manner that is consistent with the objectives of the Pass Area Plan and serves the needs of the residents of the Pass Area.

Very truly yours,

  
Patsy Reelley  
President Cherry Valley Pass Acres & Neighbors

  
Patrick Doherty  
President Cherry Valley Environmental Planning  
Group

cc: Robert C. Goodman, Esq.

- H. Where is proof that the design complies with CalGreenCode Title 24 building energy efficiency requirements that offer builders better windows, insulation, lighting, ventilation systems that reduce energy consumption. The roof top Solar will only account for 23 percent of the electrical needs of the building and the buildings are magnamous energy consumers. Can you even image the amount of electricity needed to cool these buildings? That is an average of 500 2000 square foot houses, a major tract. In a disaster, these buildings will tip the scale of whether we face a black out or not. They just can't come on line in the scale of fragile energy resources.
- I. Sketchers at 1.8 million Square Feet did not create the jobs that were promised and many of these warehouses are going to robotics which supplied jobs for engineers for awhile and, then, the automation trumps the people. And once again there are no clients and this is a tax write off.
- J. Gateway will create a Heat Island and strong thermal activity off the adjoining fields. This will impact the cherry crops and other agricultural enterprises. Cherry blossoms could be blown away by strong wind.

This is too much building, grading, draining the Earth for resources to create another slab of concrete and massive buildings. Stop the Gateway and donate the property to the Riverside County Habitat Conservation Authority

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Make Conservation  
A California Way of Life.*Airport Land Use Commission  
Received

OCT 05 2017

September 28, 2017

Paul Rull  
Project Planner  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Interstate-10 Gateway Center Project Parcel Map 36564 Plot Plan 25337 (Riv 10 PM R3.08)

Mr. Rull,

We have completed our initial review for the above mentioned proposal (PM36564) to create three industrial parcels-(PP25337) to construct an industrial distribution facility consisting of two industrial buildings totaling 2,560,000 square feet with 428 bay doors. This project comprises approximately 246.5 acres located within the Riverside County unincorporated community of Cherry Valley.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- Please clarify which square footage is correct. Exhibit 1-1 Preliminary Site Plan located on Page 14 depicts a different building square footage. Also on Page 15 of Exhibit 1-2 Location Map shows intersection 5 as "Driveway 2" not "Street 2". For consistency throughout the report please use either "Street 2" or "Driveway 2".
- Page 17 Section 1.3 under Study Area, states that Exhibit 1-2 presents the study area roadway network intersection analysis locations and freeway mainline segments, however, Page 15 shows Exhibit 1-2 as Location Map. Please correct title.
- Page 21 title Existing Plus Ambient Growth Plus Project (2018) Conditions. Please explain what is (2018) Conditions represent.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*



- Page 28 Section 1.6.2 Site Access Improvements, under section Street 2 at Cherry Valley Blvd states that SB Approach: has one left turn lane and one shared through-right turn lane. However, Page 30 Exhibit 1-4 Site Access On-Site Circulation Recommendations shows intersection 5 SB has one left turn lane and one right turn lane. Please correct the statement under section 1.6.2 based on the signal No.5 configuration.
- Page 41 Section 3.4 under Existing Traffic Counts states that the traffic volumes were counted on December 8, 2016. Please explain why the report on Page 16 Section 1.2 under Analysis Scenarios states Existing (2017) Conditions.
- Page 46 Section 3.5 under Existing Condition operations Analysis state that the following intersection experiences unacceptable conditions. I-10 WB Ramps/Cherry Valley Blvd., LOS "F" AM Peak Hour Only which is consistent with Table 3-1 and Exhibit 3-8. However, Table 3-1 and Exhibit 3-8 both show that I-10 WB Ramps experiencing unacceptable conditions LOS "F" AM and PM Peak Hour. Please correct the statement based on traffic analysis.
- Page 48 Exhibit 3-6 Existing (2017) AM Peak Hour Intersection Volumes. Please check all traffic turning movements, volumes provided are not balanced and not consistent with what is stated in Appendix 3.1 Traffic Count Data, December 2016, even-though Exhibit 3-6 shows existing 2017.
- Page 52 Section 3.8 Existing Conditions Freeway Segment Analysis. Please provide the existing freeway segment traffic counts data and show how the data was obtained.
- Page 59 Section 4.1 under Project Trip Generation states that the proposed project is anticipated to generate approximately 205 (288 PCE) AM Peak Hour Trips and 223 (335 PCE) PM Peak Hour Trips. Each of these was reviewed and approved by the County of Riverside as part of the Traffic Study Scoping process. Since the study is referring to Appendix 1.1 as scoping process, please explain why Appendix 1.1 shows a different Proposed Trip Generation of 369 AM Peak Hour Trips and 403 PM Peak Hour Trips. Also approved traffic study scoping agreement has the Existing Year of 2012 and Project Built of 2014.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

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Received from: TSG CHERRY VALLEY/ALP \$2,101.50  
paid by: CK 3138  
paid towards: CFG05535 CALIF FISH & GAME: EIR  
EA42179  
at parcel #:  
appl type: CFG2

By \_\_\_\_\_ Jul 24, 2012 10:39  
MGARDNER posting date Jul 24, 2012

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

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Received from: TSG CHERRY VALLEY LP \$2,768.25  
paid by: CK 3178  
paid towards: CFG05535 CALIF FISH & GAME: EIR  
EA42179  
at parcel #:  
appl type: CFG2

By \_\_\_\_\_ Apr 01, 2013 11:52  
MGARDNER posting date Apr 01, 2013

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Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,768.25

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**ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD**

My name is Patsy Reeley – I reside at 10065 Frontier Tr. Cherry Valley. I have been the President of Cherry Valley Pass Acres & Neighbors (better known as CVAN) for well over 10 years. CVAN is a Non-profit organization consisting of \_363\_\_\_\_\_ families and I am speaking for each and every one of them, along with many others who have made Cherry Valley their home.

Cherry Valley is a rural community – We have that designation because this board and LAFCO – AND it is very plainly stated in the General Plan that Cherry Valley is a “community of interest” where residents are assured of a continuation of the rule life style they have chosen.

This property is our WATER SHED – A WILDLIFE CORRIDORE – AND IS CURRENTLY ZONED FOR 199 HOMES which is 1 house per acre as written in the General Plan.

This developer is only doing the PAPER WORK. He has no idea what will actually be built on this property! He has NO idea of the impact it will have on our Community or land values. NOR DOES HE CARE.....the object is money! AND THE COMMUNITY CAN GO ----- YOU KNOW WHERE!

Apparently the General Plan is a useless document. Little by little developers have nibbled away at our boundaries turning many of the rural areas of Riverside County into industrial and urban landscapes. Those of us who have chosen to live in a rural environment depend on the General Plan and the vision of principles that are written there to help protect us from this kind of travesty! BUT if you are going to ignore that document and approve any project presented by any developer who throws money your way - then you are agreeing that the General Plan is a useless piece of paper – time and money.

Supervisor Ashley --- I hope you have read all those letters from your constituents opposing this monstrosity! Those letters were NOT written to the developer --- they knew it would be a waste of time. Those letters were written to YOU as our Supervisor and also to the other Supervisors of this County---each of you are elected to represent the citizens of this County --- to represent all those people who depend on you to protect them from those veracious developers who would NOT build this monstrosity in their own neighborhood, and don't care if they ruin ours.

I am hoping - praying – and yes - begging you to listen to the people who actually live, work and pay taxes in this County - and use the intelligence and common sense I am sure you all have to uphold the General and reject this proposed project

Respectfully

10/17/17

19.1



# SAVE CHERRY VALLEY

# NO WARREHOUSES!



# NOWAYGATEWAY.ORG

