Agency Notice of Preparation of a Draft Environmental Impact Report

DATE: January 6, 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 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 enviromental 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 and Exhibit 2). The project 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, 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 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, 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 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 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). 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 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 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, 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.

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, the construction of off-site water and sewer lines in Cherry Valley Boulevard and Calimesa Boulevard will be needed. The project 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. 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 for grading and drainage improvements, as well as access right-of-way.

There are three ephemeral drainages that traverse the project 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 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 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 that would remain as open space would remain zoned W-2, and the current zoning for that portion of the project 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

[Signature]
Paul Rull, Project Planner
Exhibit 2
Local Vicinity Map
Aerial Base
NOTICE OF SCOPING SESSION

A SCOPING SESSION has been scheduled before the RIVERSIDE COUNTY PLANNING DIRECTOR in order to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important.

The Scoping Session is not a public hearing on the merit of the proposed project and NO DECISION on the project will be made. Public testimony is limited to identifying issues regarding the project and potential environmental impacts. The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

ENVIRONMENTAL IMPACT REPORT NO.: 534        STATE CLEARINGHOUSE NO.: N/A

PROJECT CASE NO(S). / TITLE: I-10 Gateway Center, Applicant: TSG Cherry Valley, LLP. – Fifth/Fifth Supervisorial District.

PROJECT LOCATION: Northerly Cherry Valley Boulevard, easterly of Interstate-10 and westerly Vineland Street – 230.0 Gross Acres.

PROJECT DESCRIPTION:
To construct an industrial distribution facility consisting of two industrial buildings totaling 2,560,000 square feet, with 428 bay doors, located on 246.5 gross acres, of which approximately 171.1 acres would be developed as part of the project. The remaining 74.8 acres would remain as natural open space. The project is made up of the following application types: general plan amendment, change of zone, parcel map, and plot plan.

TIME OF SCOPING SESSION: 1:30 p.m. or as soon as possible thereafter.
DATE OF SCOPING SESSION: January 27, 2014
PLACE OF SCOPING SESSION: County Administrative Center
1st Floor, Conference Room 2A
Riverside, CA 92501

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

For further information regarding this project, please contact project planner, Paul Rull at (951) 955-0972, or e-mail prull@rcpma.org.
Selected parcel(s):
413-270-012 413-270-013

"IMPORTANT"
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.

Version 131127

http://www3.tlma.co.riverside.ca.us/CW/rclis/NoSelectionPrint.htm 12/18/2013