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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2014011009

Project Title: San Gorgonio Crossing

Lead Agency: County of Riverside

Contact Name: Brett Dawson, Project Planner

Email: BDawson@rivco.org Phone Number: (951) 955-0972

Project Location: Cherry Valley, Riverside County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project consists of two high-cube warehouse buildings that will be designed to be eligible for Leadership in Energy and Environmental Design (LEED) Certification. Building 1 will comprise approximately 811,000 square feet, and Building 2 will comprise approximately 1,012,760 square feet, for a total of approximately 1,823,760 square feet of gross floor area. The two project buildings would include approximately 30,000 square feet of office space. Both buildings will be designed to accommodate cross-dock usage, with 136 dock doors for Building 1 and 170 dock doors for Building 2. The Project site totals approximately 229 gross acres, of which approximately 16 acres are located within the City of Calimesa and would be used for project infrastructure purposes. Approximately 140.23 acres would be included within the developed portion of the Project. The remaining 84.8 acres (approximately 36 percent of the Project site) would remain as natural open space. The Riverside County Board of Supervisors certified the Final EIR for this Project on October 24, 2017. The Final EIR can be found at the following link:
https://planning.rctlma.org/Home/Planning-Notices/EIR-No-534-San-Gorgonio

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

As per the order issued by the Riverside County Court (see below), the Draft Supplemental EIR contains an analysis of (1) the South Coast Air Quality Management District (SCAQMD) recommendation to maximize the use of solar panels and an explanation as to why the mitigation measure was not adopted, and (2) the project's projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives to ensure that the projects' energy use is not inefficient, wasteful, or unnecessary in accordance with Appendix F. Two new mitigation measures were added in the Draft Supplemental EIR:

MM ENER-1
Infrastructure for Electric Trucks/Transportation Refrigeration Units. The building shall be constructed with electrical conduits located at loading docks, and other suitable location(s), to facilitate installation of electrical wiring and charging stations or plugs, in anticipation of future technology that allows trucks to operate partially on electricity.

MM AIR-1i
The applicant shall install a 1.25 MW DC system to generate an estimated 2 million kWh annually that would offset electricity consumption during project operations.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

On November 29, 2016, the Lead Agency circulated a Draft EIR evaluating the San Gorgonio Crossing Project for public review. Various comments were submitted during the public review period. After review of the comments, the County elected to revise and recirculate the Draft EIR in its entirety. The Recirculated Draft EIR (RDEIR) was circulated for public comment from May 26, 2017, to July 10, 2017. Responses to comments were prepared and a Final EIR was presented to the Riverside Board of Supervisors, which certified the document on October 24, 2017. Subsequently, two entities filed legal actions challenging the EIR, which were consolidated and heard by the Riverside Superior Court. On February 7, 2019, in the case entitled Cherry Valley Pass Acres and Neighbors and Environmental Planning Group v. the County of Riverside, the Court ordered the County as follows:

1. [County shall address in its FEIR] Southern California Air Quality Management District's recommendation to maximize the use of solar panels and provide an explanation as to why the mitigation measure was not adopted.
2. [County shall include in the FEIR] a further analysis of the Project's projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives.

The Court further ordered that (1) the remainder of the Final EIR certified on October 24, 2017, is in full compliance with CEQA and remains certified, and (2) the project approvals are valid and shall remain in place.

Provide a list of the responsible or trustee agencies for the project.