

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2014011009

Project Title: San Gorgonio Crossing/Gateway Center Project

Lead Agency: Riverside County Contact Person: Brett Dawson, Project Planner
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: (951) 955-0972
 City: Riverside Zip: 92501-3634 County: Riverside

Project Location: County: Riverside City/Nearest Community: Cherry Valley
 Cross Streets: Northerly of Cherry Valley Blvd, easterly of I-10 freeway, westerly of Vineland Street Zip Code: 92223
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 58 ' 20.30 " N / 117 ° 1 ' 17.69 " W Total Acres: 246.5
 Assessor's Parcel No.: Various Section: 30 Twp.: 2S Range: 1W Base: SBB&M
 Within 2 Miles: State Hwy #: i_10 Waterways: None
 Airports: None Railways: None Schools: Various

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) 2014011009 Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Governor's Office of Planning & Research

Local Action Type:

MAR 06 2020

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: _____

STATE CLEARINGHOUSE

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres 144 Employees _____
 Educational: _____
 Recreational: Open space recreation
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Public Facilities

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Transportation Energy Use

Present Land Use/Zoning/General Plan Designation:

Vacant/Controlled Development Areas (W-2)/Community Development

Project Description: (please use a separate page if necessary)

*See attached for a brief Project Summary

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

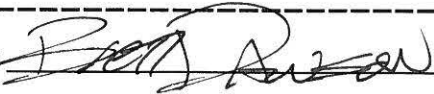
- | | |
|---|---|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>Santa Ana</u> |
| <input type="checkbox"/> Caltrans Planning | <input checked="" type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input checked="" type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District</u> |
| <input checked="" type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 16, 2019 Ending Date January 30, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>TSG-Cherry Valley L.P., c/o Shopoff Group, L.P</u>
Address: <u>650 E. Hospitality Lane, Suite 125</u>	Address: <u>2 Park Plaza, Suite 700</u>
City/State/Zip: <u>San Bernardino, CA 92408</u>	City/State/Zip: <u>Irvine, CA 92614</u>
Contact: <u>Kerri Tuttle, Senior Director</u>	Phone: <u>(949) 417-1396</u>
Phone: <u>(714) 508-4100</u>	

Signature of Lead Agency Representative:  Date: 3/5/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

*Project Summary

A Final Supplemental Environmental Impact Report (Final Supplemental EIR) No. 534 for the San Gorgonio Crossing Project (PP25337, CZ07799, PM36564, and GPA01079) has been completed and is now available. The Final Supplemental EIR is a supplement to the Final EIR for this Project, certified by the Riverside County Board of Supervisors on October 24, 2017. The Final Supplemental EIR addresses comments submitted in response to the Draft Supplemental EIR during the comment period (December 16, 2019, to January 30, 2020).

The Final EIR can be found at the following link:

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

After the Final EIR for this Project was certified, two entities filed legal actions challenging the EIR, which were consolidated and heard by the Riverside Superior Court. On February 7, 2019, in the case titled Cherry Valley Pass Acres and Neighbors and Environmental Planning Group v. the County of Riverside, the Court ordered the Respondent County of Riverside (County) to (1) address in its Final EIR the South Coast Air Quality Management District (SCAQMD) recommendation to maximize the use of solar panels and provide an explanation as to why the mitigation measure was not adopted, and (2) include in the Final EIR a further analysis of the Project's projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives. The Court further ordered that (1) the remainder of the Final EIR certified on October 24, 2017, is in full compliance with CEQA and remains certified, and (2) the project approvals are valid and shall remain in place.

In compliance with the Court order, the County prepared a Draft Supplemental EIR. On December 16, 2019, an NOA was made available and the Draft Supplemental EIR was published by the County. The Draft Supplemental EIR (1) analyzed the South Coast Air Quality Management District (SCAQMD) recommendation to maximize the use of solar panels and provide an explanation as to why the mitigation measure was not adopted, and (2) provided further analysis of the Project's projected transportation energy use requirements and, in particular, its overall use of efficient transportation alternatives to ensure that the Projects' energy use is not inefficient, wasteful, or unnecessary in accordance with Appendix F. There were no other changes to the project or environmental circumstances that required additional environmental review under CEQA (Public Resources Code Section 21000, et seq.), State CEQA Guidelines (California Code of Regulations [CCR] Title 14 § 15000, et seq.), or the County's rules and regulations. Comments on the Draft Supplemental EIR were accepted from December 16, 2019 to January 20, 2020; comments related to the two issue areas outlined above were addressed in the Final Supplemental EIR.