



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
Assistant Director of  
TLMA- Community Development

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

San Geronio Crossings GPA01079, PM36564, CZ07799, PP25337, EIR00534 (Fast Track Authorization No. 2008-24)- EA42179  
Project Title/Case Numbers

Brett Dawson (951) 955-0972  
County Contact Person Phone Number

SCH #: 2014011009  
State Clearinghouse Number (if submitted to the State Clearinghouse)

TSG Cherry Valley L.P. 2 Park Plaza, Suite 700 Irvine, CA 92614  
Project Applicant Address

The project is located north of Cherry Valley Boulevard, northeast of the I-10 Freeway and westerly of Vineland Street.

*Project Location*  
**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 — 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) — 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, 407-220-008, 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.  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 24, 2017, and has made the following determinations regarding that project:

1. The project WILL POTENTIALLY have a significant effect on the environment.
2. An Environmental Impact Report was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Environmental Impact Report, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

[Signature] Project Planner Title 10/24/17 Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FILED / POSTED**  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder  
E-201701375  
10/24/2017 03:45 PM Fee: \$ 3128.25  
Page 1 of 1  
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