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.
October 10, 2017

Supervisor Marion Ashley
4080 Lemon Street, 5th 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 Gorgonio 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 Gorgonio 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
October 9, 2017

Supervisors Jeffries, Tavaglione, Washington, Perez and Ashley
County Administrative Center
4080 Lemon Street, 5th 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
Supervisors Jeffie, Jorgens, Washington, Perez and Ashley
County Administrative Center
4050 Leon Avenue, 5th Floor
Riverside, CA 92501
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

______________________________________________
______________________________________________

Signature: Toby Bray  Date: 7-3-17

Print Name: Toby Bray
Shopoff's People:

FRANK & ERNEST: By Bob Thaves

TELL YOU WHAT, WE'LL JUST PUT YOU DOWN AS "GULLIBLE."

To Anyone believing his Jobs and Wages Estimates
To Riverside County Board of Supervisors,

Regarding the Proposed General Plan Amendment and Change of Zoning,
San Gorgonio 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 benefitting 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,

[Signature]

Lisa McCoy
9410 Oak Glen Road
Cherry Valley, CA 92223
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

Riverside County Planning Department
Attn: Brett Dawson, Project Planner
4080 Lemon Street, 12th floor
Riverside, CA 92502-1409
Email: 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,

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 GONGLES MAKES NO SENSE 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 CIMARRON NAIL
CHERRY VALLEY, CA
92223

A REJECTION OF THIS PROJECT IN THE ONLY ANSWER
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
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
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