

State of California
California Regional Water Quality Control Board
Santa Ana Region

December 4, 2020

STAFF REPORT

ITEM: 13

SUBJECT: Change of Ownership from Crestmore Redevelopment, LLC, an Indirect Subsidiary of VCP Management, LLC (Viridian Partners), to Agua Mansa Commerce Predev, LLC, Agua Mansa Commerce Park Specific Plan Project, Riverside County, Order No. R8-2020-0051

DISCUSSION:

Ownership of the Agua Mansa Commerce Park Specific Plan Project, authorized by Order No. R8-2020-0034, has been transferred from Crestmore Redevelopment, LLC, an Indirect Subsidiary of VCP Management, LLC (Viridian Partners), to Agua Mansa Commerce Predev, LLC. Order No. R8-2020-0051 amends Order No. R8-2020-0034 and is needed to transfer the legal responsibility of the conditions of the original Order to the new owner. No other changes to the conditions have been made.

RECOMMENDATION:

Adopt Order No. R8-2020-0051 as presented.

Comments were solicited from the following:

Melissa Scianni, U.S. Environmental Protection Agency (USEPA)

(Scianni.Melissa@epa.gov)

James E. Mace, USACE, Los Angeles District (James.E.Mace@usace.army.mil)

James H. Thiede, U.S. Fish and Wildlife Service (james_thiede@fws.gov)

Carly Beck, California Department of Fish and Wildlife (Carly.Beck@wildlife.ca.gov)

Eric Chan, California Department of Fish and Wildlife (Eric.Chan@wildlife.ca.gov)

Teresita Sablan, State Water Board, Office of the Chief Counsel

(Teresita.Sablan@waterboards.ca.gov)

State Water Board, Division of Water Quality -- Water Quality Certification Unit

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Mark Vandehey, Agua Mansa Commerce Predev, LLC (Mark.vandehey@pgim.com)

Marc Belluomini, CTR Logistics, LLC (mbelluomini@ctrinvestors.com)

Erik Zitek, Crestmore Redevelopment, LLC, an Indirect Subsidiary of VCP

Management, LLC (Viridian Partners) (Ezitek@viridianpartners.com)

Lauren Huff, SWCA Environmental Consultants (Lauren.Huff@swca.com)

State of California
California Regional Water Quality Control Board
Santa Ana Region

Order No. R8-2020-0051

Amendment of Waste Discharge Requirements
Order No. R8-2020-0034
for
Change of Ownership From
Crestmore Redevelopment, LLC, an Indirect Subsidiary of VCP Management, LLC
(Viridian Partners),
To
Agua Mansa Commerce Predev, LLC
Agua Mansa Commerce Park Specific Plan Project

The California Regional Water Quality Control Board, Santa Ana Region (hereinafter Santa Ana Water Board), finds that:

1. This Order amends existing Santa Ana Water Board Waste Discharge Requirements (WDRs), Order No. R8-2020-0034, to recognize a change in the Agua Mansa Commerce Park Specific Plan Project ownership from Crestmore Redevelopment, LLC, an Indirect Subsidiary of VCP Management, LLC (Viridian Partners), to Agua Mansa Commerce Predev, LLC (Discharger). The new owner of the Agua Mansa Commerce Park Specific Plan Project (Project) proposes no material changes to the character, location, or volume of discharges authorized by the existing WDRs, Order No. R8-2020-0034, and none is authorized herein.
2. The Discharger proposes to implement the Project, which would permit the development of the 302.12-acre Project site as an industrial and commercial development. The Project site was formerly occupied by the Riverside Cement Plant and used for mining and cement production.
3. The Project would permanently impact 0.332 acre of isolated riparian waters of the State (WOTS) through mass grading to construct the Project. The Project would avoid 10.641 acres of WOTS onsite, including Crestmore Lake and its associated lacustrine fringe wetlands.
4. As mentioned, the Project is located on the former site of the Riverside Cement Plant in the City of Jurupa Valley, Riverside County. The Project is bounded by El Rivino Road on the North, Rubidoux Boulevard on the West, Agua Mansa Road on the South, and previously developed industrial properties on the East. The Project's coordinates are 34.0265° latitude and -117.3842° longitude. The site is within an un-sectioned portion of the Jurupa Land Grant of the U.S. Geological Survey 7.5-minute quadrangle map, Fontana, California.

5. The Santa Ana Water Board has notified the discharger and other interested agencies and persons of its intent to amend the below-listed Santa Ana Water Board Order by substituting therein the current ownership of the Project

IT IS HEREBY ORDERED that WDRs Order No. R8-2020-0034 be amended to reflect the new owner and operator of the site as follows:

Order: R8-2020-0034

Name of Project: Agua Mansa Commerce Park Specific Plan Project

Owner: Agua Mansa Commerce Predev, LLC, c/o PGIM Real Estate, 180 N. Stetson Street, Suite 5400, Chicago, IL 60601, Attention: Mark Vandehey

Upon adoption of this Order No. R8-2020-0051, all references to Discharger or Crestmore Redevelopment, LLC, an Indirect Subsidiary of VCP Management, LLC (Viridian Partners), in WDRs Order No. R8-2020-0034 shall mean the Agua Mansa Commerce Predev, LLC.

I, Hope A. Smythe, Executive Officer, do hereby certify that the foregoing is a full, true, and correct copy of an order adopted by the California Regional Water Quality Control Board, Santa Ana Region, on December 4, 2020.

HOPE A. SMYTHE
Executive Officer