



**Community & Economic Development Department  
Planning Division**

14177 Frederick Street  
P. O. Box 88005  
Moreno Valley CA 92552-0805  
Telephone: 951.413-3206  
FAX: 951.413-3210

Date: December 3, 2012  
To: Responsible and Trustee Agents/Interested Organizations and Individuals  
Subject: **Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:** **Consulting Firm Preparing the Draft EIR:**

CITY OF MORENO VALLEY  
Community Development Department  
14177 Frederick Street  
PO Box 88005  
Moreno Valley, California 92552  
(951) 413-3209  
Contact: Julia Descoteaux, Associate Planner

T&B PLANNING, INC.  
17542 East 17<sup>th</sup> Street  
Suite 100  
Tustin, California 92780  
(714) 397-4224  
Contact: Tracy Zinn, AICP

This Notice of Preparation (NOP) includes an Initial Study (IS) that describes the proposed project and the issues to be examined in an Environmental Impact Report (EIR) as required by the California Environmental Quality Act (CEQA). The documentation is provided in the attached CD for your review and comment.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice or January 14, 2013.

Please send your response to Ms. Julia Descoteaux at the City of Moreno Valley address shown above. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please so indicate.

**Project Title: First Inland Logistics Center II (Plot Plan PA12-0023)**

**Location:** The Project site is situated in the southern portion of the City of Moreno Valley in the County of Riverside, California. The subject property is located immediately west of Perris Boulevard, south of and adjacent to San Michele Road, approximately 1,150 feet east of Knox Street, and north of and adjacent to Nandina Avenue. The property encompasses Assessor Parcel Numbers (APNs) 316-200-001, 316-200-015, 316-200-019, 316-200-035, and a portion of APN 316-200-034. The Project site encompasses a total of approximately 17.3 acres.

**Description:** The proposed Project is described in the IS attached to this NOP. The Project includes the following proposed discretionary action by the City of Moreno Valley:

- 1) **Plot Plan PA12-0023.** Plot Plan PA12-0023 proposes a site layout, architectural plans, and landscape design for the one building that is proposed to be constructed on the property. A building having 400,130 square feet of interior floor space is proposed, consisting of 394,130 s.f. of warehouse space and 6,000 s.f. of office and mezzanine space.

## **ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR**

The initial environmental review of projects, such as the First Inland Logistics Center II project, is normally a three-step process governed by the California Environmental Quality Act (CEQA). The first step is for the lead agency, the City of Moreno Valley, to determine whether a project is exempt from CEQA review. The City has determined that this project is not exempt. The typical second step is the preparation of an IS to determine potential impacts of the project on the environment. If the IS determines that the project has the potential to cause one or more significant environmental impacts, the usual third step is to determine whether or not an EIR must be prepared.

In this case, the City of Moreno Valley has already determined that an EIR will need to be prepared based on the scale of the project and the potential for the project to cause environmental effects. Therefore, an EIR will be prepared to evaluate those effects. Because this property has been the subject of previous CEQA environmental review, and approvals are in place that allow for full physical disturbance of the property, the City intends to limit the scope of analysis in the EIR to only those subject areas that were not adequately addressed in prior CEQA documentation in relation to the specific Project under consideration.

In 2008, the City of Moreno Valley approved Tentative Parcel Map No. 35859 (PA07-0165) and two Plot Plans (PA07-0166 and PA07-0167) that covered the southern portion of the Project site in addition to additional land area located to the immediate west. For that project, the City prepared a Mitigated Negative Declaration (SCH No. 2008101041) in compliance with CEQA. In 2011, Addendum No. 1 to the 2008 MND was prepared that addressed minor design modifications to the approved building, parking stall, and driveway arrangements, as well as a proposal to construct an interim truck parking lot on the southern portion of the currently proposed Project site. That project was constructed and the southern portion of the currently proposed Project site is currently developed as an interim truck parking lot, although the original approval of an 180,000 s.f. building remains valid. In 2012, the City of Moreno Valley approved a site plan (P12-061) to allow the expansion of the interim truck parking lot across the northern portion of the Project site. For that project, the City prepared Addendum No. 2 to the 2008 MND in accordance with CEQA, which concluded that expansion of the interim truck parking lot on the northern portion of the Project site would not result in any new or more severe impacts than previously identified in the 2008 MND.

This NOP and the accompanying IS evaluates a newly submitted application for the development of one 400,130 s.f. building on the 17.3-acre Project site. The southern half of the site (approximately 8.4 acres) is developed with the truck parking yard mentioned above and is entitled to be built with an 180,000 s.f. building. The northern half of the site (approximately 8.9

acres) is undeveloped and regularly disked for fire fuel management, but as described above, is entitled to be developed as a truck parking lot.

Based on the information presented in the IS, the following topics will be evaluated in detail in the EIR for the proposed First Inland Logistics Center II Project:

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Transportation/Traffic
- Mandatory Findings of Significance

The IS further describes the anticipated scope of the environmental analysis for each issue.

The EIR will address the short- and long-term effects of the Project on the environment. It also will evaluate the potential for the Project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed Project will be evaluated that may reduce or avoid environmental impacts that are determined to be significant in the EIR. Mitigation measures applicable from previous CEQA compliance documentation prepared for the subject property (the 2008 MND and its Addenda) would be carried forward as conditions of approval for the proposed Project. For those impacts determined to be significant by the EIR, mitigation measures will be recommended as feasible. A mitigation monitoring program will also be developed as required by Section (§) 15150 of the CEQA Guidelines.

The environmental determination in this NOP is subject to a 30-day public review period per Public Resources § 21080.4 and CEQA Guidelines § 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Moreno Valley in the EIR.

### **NO SCOPING MEETING**

Because the Project does not meet the CEQA Guidelines § 15206 definition of a project having statewide, regional, or areawide significance and does not meet the requirements of a project necessitating a scoping meeting as specified in CEQA Guidelines § 15082(c), the City of Moreno Valley will not hold a scoping meeting.

Please contact the Community & Economic Development Department at (951) 413-3209 if you have any questions.

Sincerely,



Julia Descoteaux  
Associate Planner



John C. Terell, AICP  
Planning Official