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Date: March 25, 2014  
To: Responsible and Trustee Agents/Interested Organizations and Individuals  
Subject: **Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

CITY OF MORENO VALLEY  
Community & Economic Development Department  
14177 Frederick Street  
PO Box 88005  
Moreno Valley, California 92552  
(951) 413-3225  
Contact: Claudia Manrique, Associate Planner

**EIR Consulting Firm:**

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

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 April 24, 2014.

Please send your response to Ms. Claudia Manrique 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: Modular Logistics Center (Plot Plan PA13-0063)**

**Location:** The City of Moreno Valley is located in the northwestern portion of Riverside County, California. The Project site is located in the southern portion of the City of Moreno Valley, approximately two (2) miles east of Interstate 215 (I-215) and approximately 4.7 miles south of State Route 60 (SR-60). The subject property is located within the geographical limits of the Moreno Valley Industrial Area Plan (Specific Plan (SP) 208), which is an area of the City designated for industrial development. The Project site includes 50.84 gross acres located north of Modular Way, south of Edwin Road, west of Kitching Street, and east of Perris Boulevard. The property lies within Section 32 of Township 3 South, Range 3 West and includes the following Assessor Parcel Numbers: 312-250-030, 312-250-031, 312-250-032, 312-250-036, 312-250-037, 312-250-038.

**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 PA13-0063.** The proposed Project involves the redevelopment of an underutilized 50.84 gross-acre property. The redevelopment process would involve the demolition and removal of existing industrial buildings and improvements from the subject property, grading and preparation of the site for redevelopment, and construction and operation of a logistics warehouse structure containing 1,109,378 square feet of building space and 256 loading bays. The proposed logistics warehouse building would be constructed to a height of approximately 42 feet above finished grade, with architectural projections reaching a height of up to 47 feet above finished grade. Associated improvements to the property would include, but are not limited to, surface parking areas, drive aisles, utility infrastructure, landscaping, exterior lighting, signage, and water quality/detention basins. The Project also includes frontage improvements along site-adjacent roadways that are not already improved and utility connections within abutting roadways. The Project Applicant is proposing the building on a speculative basis, meaning that the tenant is not yet identified.

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

The initial environmental review of projects, such as the proposed Modular Logistics Center 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.

This NOP and the accompanying IS evaluate a submitted Plot Plan application for the development of one (1) approximately 1,109,378 square foot logistics warehouse building on the approximately 50.84 gross-acre Project site.

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

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- 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. 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 Code §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.

### **SCOPING MEETING**

Because the Project meets the CEQA Guidelines §15206 definition of a project having statewide, regional, or areawide significance, the City of Moreno Valley will hold a scoping meeting as specified in CEQA Guidelines §15082(c). The scoping meeting will be held at:

Monday, April 21, 2014  
6:30 PM to 8:30 PM  
City of Moreno Valley, City Hall  
City Council Chambers  
14177 Frederick Street  
Moreno Valley, California 92552

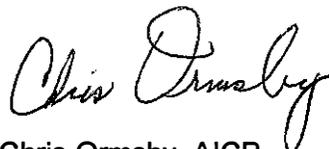
At this meeting, agencies, organizations and members of the public will be able to hear a brief presentation of the project and provide comments on the scope of the environmental review process for the proposed Modular Logistics Center.

Please contact the Community & Economic Development Department at (951) 413-3206 if you have any questions.

Sincerely,



Claudia Manrique  
Associate Planner



Chris Ormsby, AICP  
Interim Planning Official