



**Community Development Department
Planning Division**
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Date: June 17, 2015
To: Responsible and Trustee Agencies/Interested Organizations and Individuals
Subject: **Notice of Preparation of a Draft Environmental Impact Report**

Lead Agency:

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

EIR Consulting Firm:

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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 July 17, 2015.

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: Moreno Valley Logistics Center (Specific Plan Amendment P15-036, Tentative Parcel Map PA15-0018; Plot Plan PA15-0014, Plot Plan PA15-0015, Plot Plan PA15-0016, and Plot Plan PA15-0017)

Location: The project site is located in the southern portion of the City of Moreno Valley, approximately 1.3 miles east of Interstate 215 (I-215), 4.2 miles south of State Route 60 (SR-60), and 2.5 miles northwest of Lake Perris. The project site is located within the geographical limits of the Moreno Valley Industrial Area Plan (MVIAP, Specific Plan 208), which is an area of the City of Moreno Valley designated for Industrial development. At the local scale, the Project site is located south of Krameria Avenue, north of Cardinal Avenue, east of Heacock Street and the March Air Reserve Base, and west of Indian Street. The site lies within the southwestern portion of Section 30, Township 3 South, Range 3 West

(San Bernardino Base and Meridian) and includes Assessor Parcel Numbers 316-100-028, -030, -048, -051, and -052.

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

- 1) **Specific Plan Amendment (P15-036)** would amend the MVIAP to reduce the land use buffer distance between the project site and existing residential development to the east from 300 feet to 100 feet in order to provide a consistent setback with the distribution warehouse building already constructed immediately north of the project site and to add the requirement for a minimum 50-foot-wide enhanced landscaping zone within the proposed 100-foot buffer area.
- 2) **Tentative Parcel Map No. 36150 (PA15-0018)** proposes to consolidate an approximately 73.4-gross-acre portion of the Project site into two (2) parcels. Proposed Parcel 1 would contain approximately 62.6 net acres and proposed Parcel 2 would contain approximately 6.9 net acres. In addition, TPM No. 36150 identifies areas of public road dedication and vacation, and the size and location of proposed utility infrastructure improvements.
- 3) **Plot Plan PA15-0014** proposes a detailed site plan for Building 1, and includes a land use plan, architectural plans, and landscape design. Building 1 would be constructed with a maximum of 1,351,770 s.f. of total floor space area.
- 4) **Plot Plan PA15-0015** proposes a detailed site plan for Building 2, and includes a land use plan, architectural plans, and landscape design. Building 2 would be constructed with a maximum of 122,516 s.f. of total floor space area.
- 5) **Plot Plan PA15-0016** proposes a detailed site plan for Building 3, and includes a land use plan, architectural plans, and landscape design. Building 3 would be constructed with a maximum of 97,222 s.f. of total floor space area.
- 6) **Plot Plan PA15-0017** proposes a detailed site plan for Building 4, and includes a land use plan, architectural plans, and landscape design. Building 4 would be constructed with a maximum of 166,010 s.f. of total floor space area.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The initial environmental review of projects, such as the proposed Moreno Valley 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 submitted applications for a Specific Plan Amendment (P15-036), Tentative Parcel Map (PA15-0018), and four individual Building Plot Plan applications (PA15-0014, PA15-0015, PA15-0016, and PA15-0017) to construct and operate a warehouse distribution center on an approximately 89.4 acre property with four (4) buildings providing 1,737,518 square feet (s.f.) of total floor area. Associated improvements to the property would include loading docks, surface parking areas, drive aisles, roadway improvements, utility infrastructure, landscaping, exterior lighting, signage, and water quality detention basins.

Based on the information presented in the IS, the following environmental factors will be evaluated in detail in the EIR for the proposed Moreno Valley Logistics Center project:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- 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. The EIR 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 also will 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, July 6, 2015
6:00 – 7:00 p.m.
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 Moreno Valley Logistics Center project.

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

Sincerely,



Julia Descoteaux
Associate Planner



Richard Sandzimier
Planning Official