

**Community & Economic Development Department
Planning Division**

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Date: November 19, 2013
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
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(951) 413-3209
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EIR Consulting Firm:

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(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 IS is provided on 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 December 19, 2013.

Please send your response to Ms. Julia Descoteaux at the City of Moreno Valley at the 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 Nandina Logistics Center
(Plot Plan PA13-0037 & Tentative Parcel Map PA13-0038)**

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, about 1.0 mile east of Interstate 215 and 5.1 miles south of State Route 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 72.9 acres located south of Nandina Avenue, east of Heacock Street, west of Indian Street, and north of Grove View Road. The property lies within Section 31 of Township 3 South, Range 4 West of the San Bernardino Baseline and Meridian, and includes the following Assessor Parcel Numbers:

316-210-002	316-210-002	316-210-002	316-210-002
316-210-003	316-210-003	316-210-003	316-210-003
316-210-004	316-210-004	316-210-004	316-210-004

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) **Plot Plan PA13-0037.** Plot Plan PA13-0037 proposes a site layout, architectural plans, and landscape design for one warehouse building that is proposed to be constructed and operated on the property. A warehouse building designed to cover a total surface area of 1,383,210 s.f. is proposed to be constructed, with approximately 1,450,000 s.f. of interior floor space consisting of 10,000 s.f. of office space, 66,790 s.f. of mezzanine space, 2,000 s.f. of shipping/receiving office space, and a 1,371,210 s.f. warehouse. The structure would measure approximately 42 feet in height. Along the northern and southern faces of the building, a total of 225 dock doors would be provided, including 116 dock doors along the north side of the building and 109 dock doors along the southern portion of the building. The Project Applicant is proposing the building on a speculative basis, meaning that a tenant is not yet identified. The western portion of the site (approximately 6.99 acres) would remain undeveloped, in conformance with the Moreno Valley Industrial Area Plan (MVIAP) designation of "Clear Zone," which is identified as an area having a high accident potential as part of the March Air Reserve Base Air Installation Compatible Use Zone (AICUZ) Study.

- 2) **Tentative Parcel Map PA13-0038.** Tentative Parcel Map (TPM) PA13-0038 would consolidate the property's existing twelve (12) parcels into one (1) large parcel. The TPM proposes to vacate an existing unnecessary easement for Nandina Avenue and dedicate right-of-way for several public roads. The proposed Project site encompasses approximately 72.9 acres under existing conditions. With the vacation of the unnecessary Nandina Avenue easement, dedication of public roadway rights-of-way, and following approval of the TPM, the Project site would measure approximately 71.5 net acres in size. The Project would implement frontage improvements to Nandina Avenue, Heacock Street, and Indian Street, and would construct a new roadway (Grove View Road) along the southwestern property line.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The initial environmental review of projects, such as the First Nandina 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 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 evaluates a submitted application for the development of one 1,450,000 s.f. warehouse building on the 72.9-acre Project site. The western portion of the site (approximately 6.99 acres), would remain undeveloped, in conformance with the MVIAP designation of "Clear Zone."

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

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- 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 CQA Guidelines § 15150.

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.

SCOPING MEETING

Because the Project meets the CEQA Guidelines § 15206 definition of a project having statewide, regional, or area wide 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:

6:00 PM
Monday December 9, 2013
City of Moreno Valley, City Hall
City Council Chambers
14177 Frederick Street
Moreno Valley, California 92552

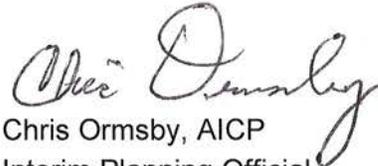
At this meeting, agencies, organizations and members of the public will be able to hear a brief presentation of the project and provide comments on the scope of the environmental review process for the proposed First Nandina Logistics Center.

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

Sincerely,



Julia Descoteaux
Associate Planner



Chris Ormsby, AICP
Interim Planning Official