



**NOTICE OF AVAILABILITY
FIRST NANDINA LOGISTICS CENTER
FINAL ENVIRONMENTAL IMPACT REPORT AND RESPONSE TO COMMENTS**

NOTICE IS HEREBY GIVEN that, pursuant to requirements of the California Environmental Quality Act (CEQA), the City of Moreno Valley has prepared a Final Environmental Impact Report (EIR) for the proposed project as follows:

PA13-0037 (Plot Plan) and PA13-0038 (Tentative Parcel Map No. 36618) P13-081 (EIR)

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. The building is designed to offer 1,450,000 square feet (s.f.) of interior floor space consisting of up to 12,000 s.f. of office space, 66,790 s.f. of mezzanine space and a 1,371,210 s.f. warehouse. The structure would measure approximately 42 feet in height and provide 225 loading bays, including 116 loading bays on the north side of the building and 109 loading bays on the south side of the building. The western approximately 6.99 acres of the property would remain undeveloped, in conformance with the Moreno Valley Industrial Area Plan (MVIAP) designation of "Clear Zone" and the March Air Reserve Base Air Installation Compatible Use Zone (AICUZ) Study.

Tentative Parcel Map (TPM) PA13-0038 proposes to consolidate the property's existing twelve (12) parcels into one (1) parcel. The TPM proposes to vacate an existing unnecessary easement for Nandina Avenue and dedicate right-of-way to the City of Moreno Valley for fronting public roads. The property is approximately gross 72.9 acres.

Analysis presented in the EIR indicates that the proposed project will have certain significant unavoidable adverse impacts in the areas aesthetics, air quality, biological resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, transportation/traffic and hydrology and water as described in detail within the EIR. All other environmental effects evaluated in the EIR are considered to be less-than-significant, or can be feasibly reduced with mitigation measures to less than significant levels.

The Final EIR, response to comments and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. Fridays) at the City of Moreno Valley, 14177 Frederick Street, Moreno Valley, CA 92553 during the 10 day notice period beginning September 29, 2014. The documents may also be reviewed at the Moreno Valley Library, located at 25480 Alessandro Boulevard, Moreno Valley, California. The document will also be available on-line at the City's web page, <http://www.moval.org/>.

Public Hearing

This project has been placed on the Planning Commission October 9, 2014, public hearing agenda. The Planning Commission meeting is scheduled to begin at 7 pm in the Council Chamber at City Hall at 14177 Frederick Street.

For additional information, please contact Julia Descoteaux, Associate Planner, at (951) 413-3209.