

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

## CITY OF MORENO VALLEY NOTICE OF PREPARATION

Date: March 28, 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  
P.O. Box 88005  
Moreno Valley, California 92552  
(951) 413-3224  
Contact: Jeff Bradshaw, Associate Planner  
jeffreyb@moval.org

**Consulting Firm Preparing the Draft EIR:**  
APPLIED PLANNING, INC.  
5817 Pine Avenue, Suite #A  
Chino Hills, California 91709  
(909) 937-0333  
Contact: Ross Geller

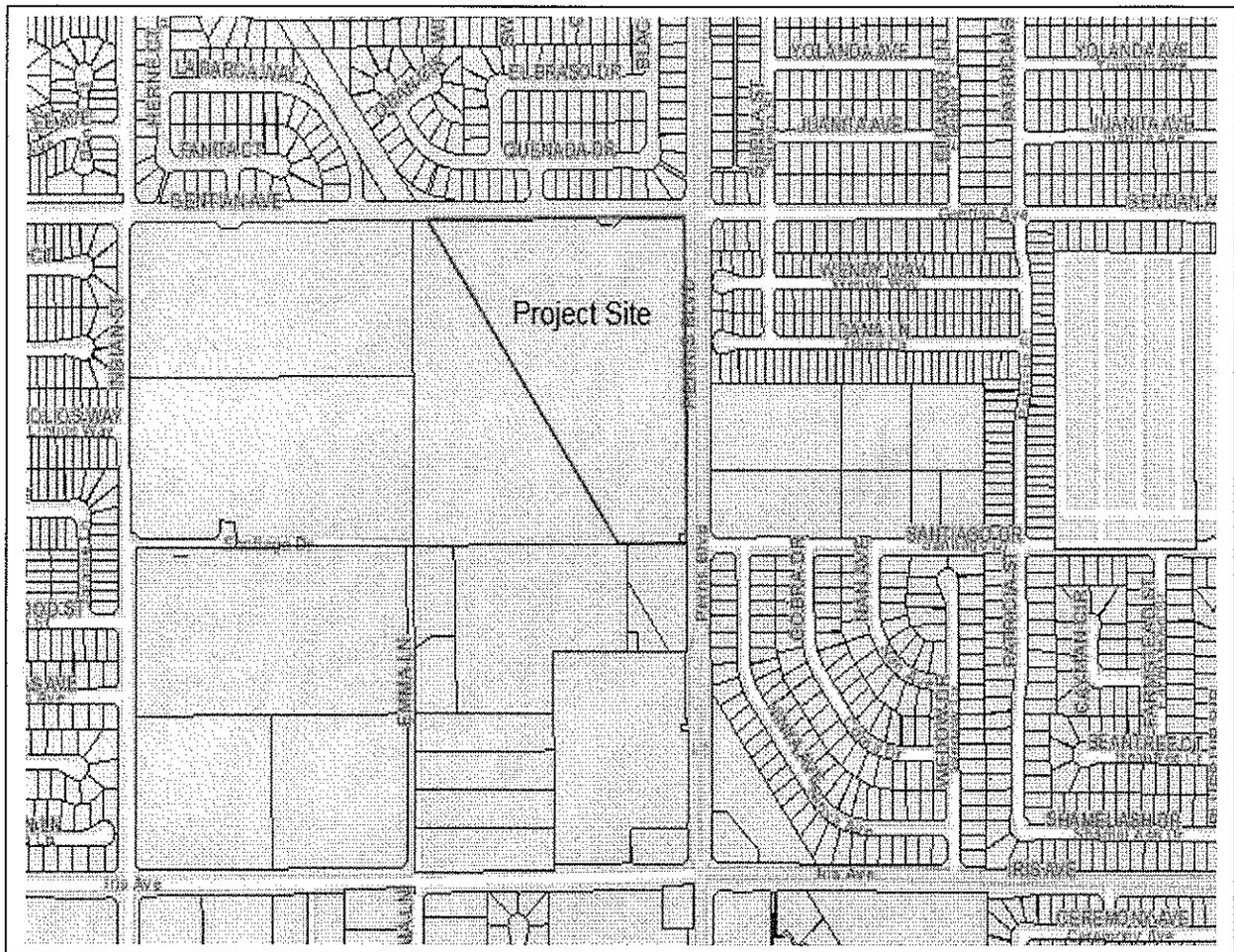
This Notice of Preparation (NOP) includes an Initial Study (IS) that fully describes the project and the issues to be examined in the Environmental Impact Report (EIR). A copy of the Initial Study is available online at the City's website at <http://www.moval.org/index.shtml> or on disk upon request to the City's Planning Division.

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.

Please send your response to Mr. Jeff Bradshaw, at the City of Moreno Valley address shown above. Please include the name, phone number, and address of a contact person in your response.

Project Title: South Moreno Valley Walmart Project

Location: The project is generally located south State Route 60 (SR-60) and east of Interstate 215 (I-215) at the southwest corner of Gentian Street and Perris Boulevard, in the City of Moreno Valley in the County of Riverside. The project site consists of one parcel of undeveloped land identified as Assessor's Parcel Number (APN) 485-220-041 totaling approximately 21.47 acres. The site is located approximately 3 miles east of I-215 and 3 miles south of State Route 60 (see location map on following page).



Description: The proposed project is fully described in the Initial Study that has been prepared for this project. The project includes the following application which will require discretionary actions by the City of Moreno Valley:

- 1) **Certification of the Project EIR**
- 2) **Approval of a Plot Plan**
- 3) **Approval of a Conditional Use Permit**
- 4) **Approval of a Tentative Parcel Map**

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

The environmental review of projects, such as the South Moreno Valley Walmart 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 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 third step is to determine that 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 and potential complexity of the proposed project, and the potential for controversy. Therefore, an EIR will be prepared to fully evaluate the potential impacts of the proposed project. The EIR will be comprehensive in nature evaluating most subject issues from the CEQA IS Checklist.

In particular, the following issues are anticipated to be addressed in the EIR:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions (GHG)
- Hydrology/Water Quality
- Land Use and Planning
- Noise
- Transportation/Traffic

The EIR will address the short-term and long-term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth-inducing impacts, as well as cumulative impacts. Alternatives to the proposed project that may reduce impacts that are determined to be significant in the EIR will be evaluated. Mitigation measures will be proposed for those impacts determined to be significant. 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, 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. For this project, the public review period of the Notice of Preparation is: March 28, 2014 through April 28, 2014.

A copy of the Notice of Preparation and Initial Study for the proposed project is available for public review at the following location:

**City of Moreno Valley**

Community and Economic Development Department  
Planning Division  
14177 Frederick Street  
Moreno Valley, California 92553  
(951) 413-3206

Hours:

- Monday through Thursday: 7:30 a.m. to 6:00 p.m.
- 2<sup>nd</sup> and 4<sup>th</sup> Fridays: 7:30 a.m. to 1:30 p.m.

In addition, an electronic copy of the Notice of Preparation and Initial Study will be made available on the City's website at <http://www.moval.org/index.shtml>.

### SCOPING MEETING

A public scoping meeting will be held on **Wednesday, April 16, 2014, from 6:30 p.m. to 8:30 p.m.**, at the following location:

Moreno Valley City Hall  
City Council Chambers  
14177 Frederick Street  
Moreno Valley, California 92552-3222

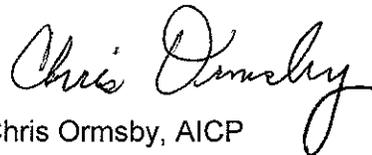
At this meeting, agencies, organizations, and members of the public will be able to review the proposed project and provide comments on the scope of the environmental review process for the proposed South Moreno Valley Walmart project.

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

Sincerely,



Jeff Bradshaw  
Associate Planner



Chris Ormsby, AICP  
Interim Planning Official