

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: World Logistics Center (General Plan Amendment, Change of Zone, new Specific Plan, Tentative Parcel Map (Finance Map), Development Agreement, and annexation of 85-acre site adjacent to Gilman Springs Road

Lead Agency: City of Moreno Valley

Contact Person: John C. Terell, Planning Official

Mailing Address: 14177 Frederick St.

Phone: (951) 413-3206

City: Moreno Valley

Zip: 92553

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Moreno Valley

Cross Streets: State Highway 60 and Gilman Springs Road

Zip Code: 92555

Lat. / Long.: 33° 55' ____" N / 117° 8' ____" W

Total Acres: 3,820 acres

Assessor's Parcel No.: Various (see attached)

Por. of Sections: 1,12,13 TWP 3S Range 3W Base SBBM

Sections: Por. of 6,7,8,9,16,17,18,19,20,21 TWP 3S Range 2W Base SBBM

Within 2 Miles: State Hwy #: 60

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

CEQA: NOP
 Early Cons
 Neg Dec
 Mit Neg Dec

Draft EIR
 Supplement/Subsequent EIR
(Prior SCH No.) _____
Other _____

NEPA: NOI
 EA
 Draft EIS
 FONSI

Other: Joint Document
 Final Document
 Other _____

Local Action Type(s):

General Plan Update
 General Plan Amendment
 General Plan Element
 Community Plan

Specific Plan
 Master Plan
 Planned Unit Development
 Site Plan

Rezone
 Prezone
 Use Permit
 Land Division (Subdivision, etc.)

Annexation
 Redevelopment
 Coastal Permit
 Development Agmt

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 41.6 mln Acres 2,665 Employees _____
 Educational _____
 Recreational _____

Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: Open Space: 1,136 acres; Public Utility 19 acres

Project Issues Discussed in Document:

Aesthetic/Visual
 Agricultural Land
 Air Quality
 Archeological/Historical
 Biological Resources
 Coastal Zone
 Drainage/Absorption
 Economic/Jobs
 Other _____

Fiscal
 Flood Plain/Flooding
 Forest Land/Fire Hazard
 Geologic/Seismic
 Minerals
 Noise
 Population/Housing Balance
 Public Services/Facilities

Recreation/Parks
 Schools/Universities
 Septic Systems
 Sewer Capacity
 Soil Erosion/Compaction/Grading
 Solid Waste
 Toxic/Hazardous
 Traffic/Circulation

Vegetation
 Water Quality
 Water Supply/Groundwater
 Wetland/Riparian
 Wildlife
 Growth Inducing
 Land Use
 Cumulative Effects

Present Land Use/Zoning/General Plan Designation:

See attached Exhibit A (page 6) for existing land use designations.

Project Description: (please use a separate page if necessary)

The World Logistics Center Specific Plan would include the future development of 41.6 million square feet of building areas providing for modern high-cube logistics warehouse distribution facilities on approximately 2,665 acres.

(see Exhibit A for Detailed Project Description Summary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

January 2008

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

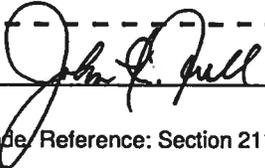
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Other: <u>Attorney General's Office</u> |
| <input type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Other: <u>University of California - Riverside</u> |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

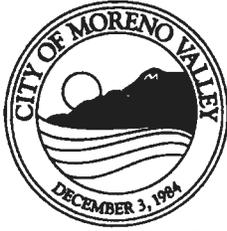
Starting Date February 23, 2012 Ending Date March 26, 2012

Lead Agency (Complete if applicable):

Consulting Firm: <u>Parsons Brinckerhoff</u>	Applicant: <u>Highland Fairview</u>
Address: <u>421 East Vanderbilt Way, Suite 200</u>	Address: <u>14225 Corporate Way</u>
City/State/Zip: <u>San Bernardino, CA 92408</u>	City/State/Zip: <u>Moreno Valley, CA 92553</u>
Contact: _____	Phone: <u>(951) 867-5300</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 02-21-2012

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



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

Date: February 21, 2012
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 & Economic Development Department
14177 Frederick Street
PO Box 88005
Moreno Valley, CA 92552
Phone: 951.413.3206
FAX: 951.413.3210
Contact: John C. Terell, Planning Official
Email: johnt@moval.org

The City of Moreno Valley will be the Lead Agency for preparation of an environmental impact report for the project identified below. We are soliciting your views as to the scope and content of the environmental information which is germane to your statutory responsibilities in connection with the proposed project. A detailed project description, location, and potential environmental effects are contained in the attached materials.

Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after the receipt of this notice, or by March 26, 2012.

Please send your response to the City of Moreno Valley at the address shown above. All respondents should include a contact name, name of agency/organization (if applicable), phone number, and both mail and email addresses.

Project Title: World Logistics Center Specific Plan

Project Applicant: Highland Fairview

Location: The Proposed Project encompasses 3,820 acres of land within the City of Moreno Valley, located south of SR-60, between Redlands Boulevard and Gilman Springs Road extending to the southerly City boundary. The proposed project area is depicted in the Project Description Summary for World Logistics Center Specific Plan, Exhibit A.

Project Description: The World Logistics Center Specific Plan is a proposed master plan for the future development of up to 41.6 million square feet of building area providing for modern high-cube logistics warehouse distribution facilities.

The proposed project will include an amendment to the City's General Plan and Zoning Ordinance, along with adoption of a Specific Plan that will set forth land use regulations governing the project area. The project includes the following discretionary actions by the City of Moreno Valley:

- General Plan Amendment
- Adoption of a new Specific Plan
- Change of Zone
- Development Agreement
- Tentative Parcel Map (Finance Map)
- Annexation for 85-acre site adjacent to Gilman Springs Road

Environmental Issues to be evaluated in the EIR: The lead agency, the City of Moreno Valley, has determined that an Environmental Impact Report (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 all issues noted in the CEQA Appendix G Environmental Checklist and Appendix F Energy Conservation. This includes:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Use and Conservation
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Waste
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- Mandatory Findings of Significance

The EIR will address the short and long-term effects of the project on the environment and will evaluate the potential for the project to cause direct and indirect impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the EIR. For those impacts determined to be significant, mitigation measures will be proposed. A mitigation monitoring program will be developed as required by Section 15126.4 of the CEQA Guidelines.

The environmental determination in this NOP is subject to a 30-day public review period per Public Resources Code Section 21080.4(a) and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations and individuals have the opportunity to identify those environmental issues that have the potential to be affected by the

project and that should be addressed in the EIR. For this project, the public review period is: February 23 through March 26, 2012.

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

City of Moreno Valley
Community & Economic Development Department
Planning Division
14177 Frederick Street
Moreno Valley, California 92553
(951) 413-3206
Hours: Monday through Thursday, 7:30 a.m. to 5:30 p.m.

In addition, an electronic copy of the Notice of Preparation will be made available on the City website at <http://www.moreno-valley.ca.us/>

Scoping Meeting:

A public scoping meeting will be held on **Wednesday, March 12, 2012, from 6:00 to 8:00 p.m.** at the following location:

Moreno Valley City Hall
City Council Chambers
14177 Frederick Street
Moreno Valley, CA 92553

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

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

Date: February 21, 2012

Signature



John C. Terrell AICP
Planning Official

Exhibit A
Project Description Summary

for

World Logistics Center
Specific Plan

Prepared for

City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553

Prepared by

Parsons Brinckerhoff
421 East Vanderbilt Way, Suite 200
San Bernardino, CA 92408

February 21, 2012

Project Description

1.1 Project Overview

The proposed World Logistics Center Specific Plan is a master plan for the development of modern high-cube logistics warehouse distribution facilities on approximately 3,820 acres of land in eastern Moreno Valley. The project proposes the development of approximately 41.6 million square feet of modern high-cube logistics facilities over approximately 2,665 acres, 1,136 acres of permanent open space, and 19 acres of existing public utility facilities.

1.2 Project Location

The World Logistics Center Specific Plan project area is located in the northwestern Riverside County, in Rancho Belago within the eastern portion of the City of Moreno Valley. The proposed project is situated south of State Route 60 (SR-60), between Redlands Boulevard and Gilman Springs Road (the easterly City limit), extending to the southerly City Limit. Figure 1 depicts the location of the proposed project within the region.

The project area is located in portions of Sections 1, 12, and 13 of Township 3 South, Range 3 West; and portions of Sections 6, 7, 8, 9, 16, 17, 18, 19, 20 and 21 of Township 3 South, Range 2 West, as depicted on the US Geological 7.5 minute series Sunnymead and El Casco California Quadrangles. Figure 2 depicts the proposed project boundary on the applicable USGS Quad sheets.

1.3 Environmental Setting and Surrounding Land Uses

The project area is largely undeveloped land. Presently, there are seven single-family homes in various locations in the project area along with associated ranch/farm buildings. Most of the site has been used for dry farming at one time or another since the early 1900's, and much of the site continues to be used for dry farming at the present time. San Diego Gas & Electric operates a natural gas compressor station, known as the Moreno Compressor Station, on 18 acres in the southern portion of the site. Southern California Gas Company operates a valving, metering, and pipe cleaning station on a one acre parcel in the south-central portion of the site.

The major roadways that currently provide access to the project area are SR-60, Redlands Boulevard, Alessandro Boulevard, Gilman Springs Road and Theodore Street. Redlands Boulevard and Theodore Street are north-south roadways that intersect with SR-60. Alessandro Boulevard is an east-west thoroughfare that runs through Moreno Valley from Interstate-215 on the west to Gilman Springs Road on the east. Gilman Springs Road runs in a northwesterly-southeasterly direction connecting SR-60 to the Hemet-San Jacinto area and beyond.

There is little development adjacent to the east and south boundaries of the project area. The area easterly of the project is commonly referred to as the Badlands, a rugged area that separates the City of Moreno Valley from San Timoteo Canyon, and the City of Beaumont. Due to its steep slopes and canyons, the Badlands area has experienced little development; however there are seven single-

family homes in the area east of Gilman Springs Road. The Badlands Sanitary Landfill, operated by the County of Riverside Waste Management Department, is located approximately 1.5 miles northeasterly of the project area.

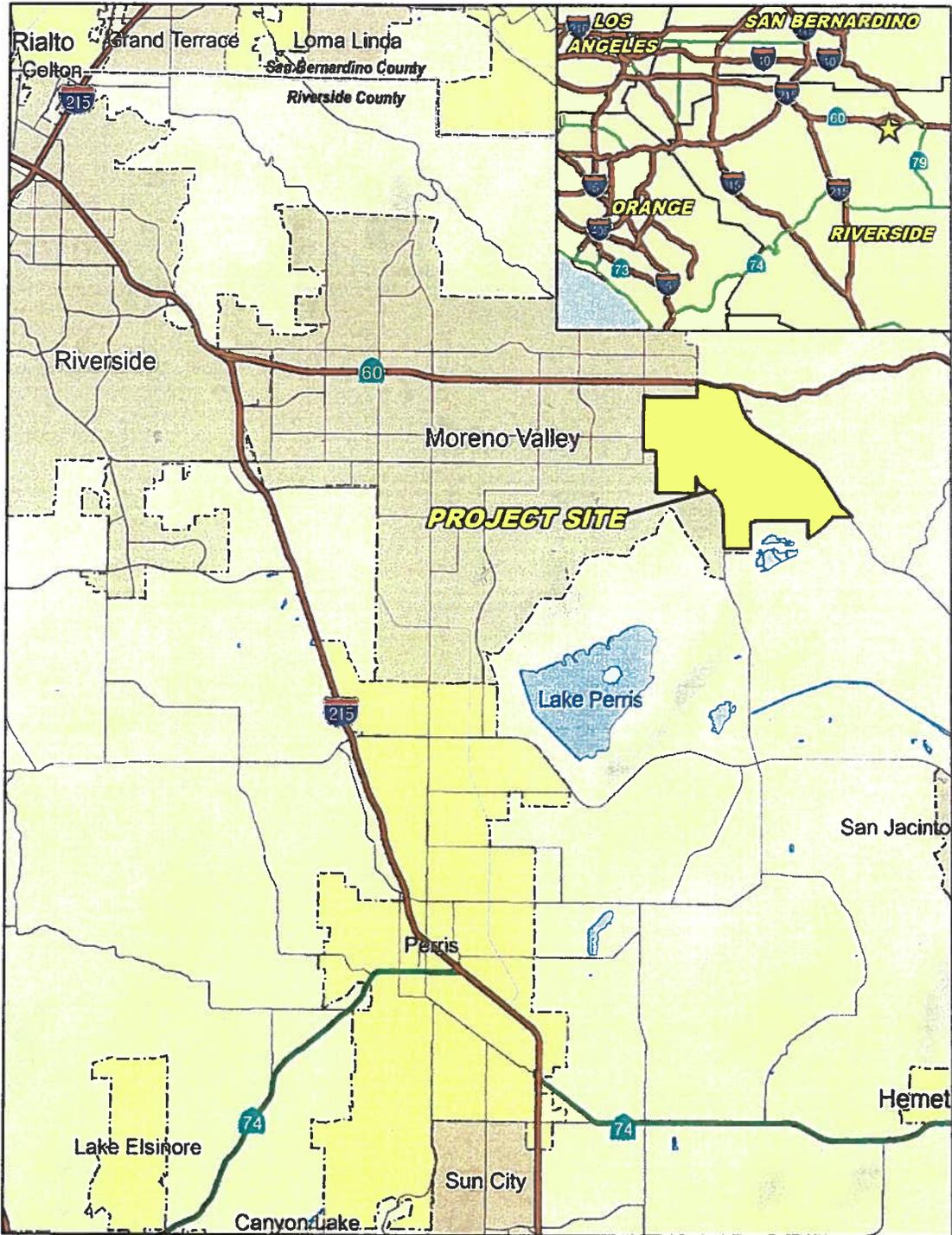
The area south of the proposed project is the San Jacinto Wildlife Area (SJWA) (which includes the Upland Game Hunting Area), and the Lake Perris State Recreation Area. These lands are state-owned and access to these areas is restricted. The SJWA is owned and operated by the California Department of Fish and Game and contains approximately 9,000 acres of restored wetland and ponds. The Lake Perris State Recreation Area is owned and operated by the California State Parks Department and contains approximately 6,000 acres of open space land which is used both for recreation and preservation of the natural southern California landscape.

Highland Fairview Corporate Park (HFCP), located north and west of the project area between Redlands Boulevard and Theodore Street, is currently under development and the first phase was completed in late 2011. The area north of SR-60 is largely undeveloped with clusters of low density residential development within the Moreno Valley city limits.

Lying to the west of the proposed project is the more developed portion of the City of Moreno Valley. Near the southwest boundary of the proposed project is the existing residential neighborhood of Old Moreno at the intersection of Redlands Boulevard and Alessandro Boulevard; a small market and a Post Office are also located near this intersection. The Moreno Valley Ranch residential community is approximately one mile southwest of the project area.

There are two future commercial areas located immediately north of the project area. The first is located at the northwest corner of Theodore Street and Eucalyptus Avenue (proposed 80,000 square feet), and the second is at the northeast corner of Redlands Boulevard and Eucalyptus Avenue (proposed 120,000 square feet). The nearest large-scale commercial development is located on the south side of SR-60 at Moreno Beach Drive approximately 1¼ mile to the west of the proposed project; this shopping area includes Walmart and Target superstores, along with restaurants and ancillary commercial and service uses, and the Moreno Valley Auto Center. The central core of Moreno Valley, which includes other residential neighborhoods and commercial activity, is located approximately three miles west of the project area.

March Air Reserve Base (MARB) is located approximately seven miles southwesterly of the proposed project. The MARB is under the authority of the March Joint Powers Authority which acts as the land use authority, the Redevelopment Agency as well as the Airport Authority (the March Inland Port Airport Authority) for reuse of the former March Air Force Base.



Parsons Brinckerhoff
Date: Feb. 2012
Source: ESRI (2011)

Figure 1 - Vicinity Map
World Logistics Center Specific Plan
Moreno Valley, CA

1.4 Existing General Plan, Specific Plan and Zoning Land Use Designations Surrounding the Project Area and Currently Applicable to the Proposed Project Site

The Land Use Designations Currently Applicable to the Proposed Project Site

The Community Development Element of the City's General Plan currently designates the project area as a mix of residential, commercial, business park and open space land uses. In 1992 the City approved the 3,038-acre Moreno Highlands Specific Plan (MHSP) as a master planned, mixed use community, consisting of up to 7,763 residential dwelling units (on approximately 2,435 acres) and approximately 603 acres of business, retail, institutional and other uses. A summary of land uses of the MHSP is depicted in Table 1 below.

Table 1. Moreno Highlands Specific Plan (Current Land Use Designations)

Land Use	Acreage
Residential Community	
Residential (7,283 du)	1,359.3
Parks and Open Space	701.9
Neighborhood Commercial	10.0
Cemetery	16.5
Public Facilities	347.7
Planned Business Center	
Business Park	360.8
Mixed Use	80.5
Community Commercial	16.0
Parks and Open Space	77.9
Public Facilities	67.4
Project Total	3,038

Adopted by City Council March 17, 1992

As a result of a variety of factors, none of the Moreno Highlands Specific Plan has been implemented.

The current Housing Element, adopted by the City in February 2011, identifies the MHSP as a potential location for future jobs-producing land uses. In April 2011, the City adopted an Economic Development Action Plan which identifies eastern Moreno Valley as a potential area for major job-producing land uses. The proposed World Logistics Center Specific Plan project is consistent with these adopted policy statements in that it seeks to comprehensively plan the project area for jobs-producing land uses.

South of SR-60/East of Redlands Boulevard

The HFCP project is currently under development. Phase 1 (Skechers' North American Operational Headquarters) was completed in late 2011. HFCP is located immediately north and west of the project area, on the north side of Eucalyptus Avenue between Redlands Boulevard and Theodore Street. The HFCP project was approved by the City of Moreno Valley in 2009. The City General Plan land use designation for the site is Commercial (C) and Business Park/Light Industrial (LI).

North of SR-60

The land located on the north side of SR-60 and westerly of Theodore Street is within the City of Moreno Valley and has land use designations of Office (O) and Residential (R1—density of one dwelling unit per acre). The area lying easterly of Theodore Street is within the County of Riverside with land use designations of Scenic Highway Commercial (C-P-S) and Controlled Development Area (W-2). The W-2 area allows single-family residential and light agriculture (the suffix indicates a 2-acre minimum parcel size); and the C-P-S district allows certain wholesale and retail commercial uses. This county territory is within the City's Sphere of Influence; the City land use designation for the area is Rural Residential (RR) and Residential (R1).

East of Gilman Springs Road

The Badlands area, lying easterly of Gilman Springs Road, is within the jurisdiction of the County of Riverside and has a land use designation of Controlled Development Area (W-2, W-2-1 and W-2-20), allowed uses include single-family residential and light agriculture (the suffix indicates minimum parcel size in acres). This county territory is also within the City's Sphere of Influence and the City land use designations for the area are Rural Residential (RR) and Commercial (C).

Southern Boundary

The land area lying to the south of the project is within the San Jacinto Wildlife Area and the Lake Perris State Recreation Area. Portions of these facilities are within the City limits and have a City General Plan land use designations of Open Space (OS) and Flood Plain (FP).

West of Redlands Boulevard

The City land use designations for the residential areas west of Redlands Boulevard are Residential R2 and R3 (maximum density of 2 and 3 dwelling units per acre, respectively). Residential areas southerly of the site along Alessandro Boulevard are subject to City land use designations of R2 and R5 (maximum density of 2 and 5 dwelling units per acre respectively). To the northwest, north of Eucalyptus Avenue, properties have land use designations of Commercial (C) and Business Park/Light Industrial (BP).

1.5 The Proposed Project

The entitlements necessary for the proposed project includes a General Plan Amendment, adoption of the World Logistics Center Specific Plan, a Zone Change, a Development Agreement, a Tentative Parcel Map (for financing purposes only), and annexation of an 85-acre parcel along Gilman Springs Road. The City of Moreno Valley is the Lead Agency for the proposed project. In addition, the project

will require other associated actions and approvals by other public entities in order to construct and operate the proposed project.

General Plan Amendment

The General Plan Amendment proposes a revision to the City General Plan land use designations for the project area as set forth in the proposed Specific Plan. The General Plan Amendment also includes amendments to several other elements as applicable, including (but not limited to) the Community Development Element, the Parks, Recreation and Open Space Element, the Circulation Element, the Environmental Safety Element, and the Conservation Element.

Specific Plan

The proposed project includes a Specific Plan to implement the new General Plan Amendment and to set forth comprehensive land use regulations governing the proposed project. The World Logistics Center Specific Plan is a master plan for the development of approximately 41.6 million square feet of modern high-cube logistics warehouse distribution facilities defined as Logistics Development.

The Specific Plan establishes the master plan of development for the project area, including development standards and use regulations, a master plan for circulation and infrastructure, architectural, landscape and design guidelines and sustainability goals, all of which will be applicable to all development within the project area.

Within the Specific Plan the primary land use category will be Logistics Development, this use will provide for high-cube logistics warehouse space consisting of buildings of 500,000 square feet or greater, with ceiling heights of 25 feet or greater. Warehousing and logistics activities consistent with the storage and processing of manufactured goods and materials prior to their distribution to other facilities and retail outlets will be permitted within this category. Ancillary office and maintenance space will be permitted, along with the outdoor storage of trucks, trailers, and shipping containers.

Table 2 depicts the land area associated with the proposed Logistics Development, Public Utility, and Open Space Uses within the proposed project. Figure 3 depicts the proposed Land Use Plan.

Table 2. The World Logistics Center Specific Plan Land Use Summary

Land Use	Acreage
Logistics Development	2,665
Public Utility	19
Open Space	
CDFG Open Space	1,086
Other OS Areas	50
Total	3,820

Change of Zone

All but 16 acres of the existing Moreno Highlands Specific Plan are included within the boundary of the World Logistics Center Specific Plan. In addition, the World Logistics Center Specific Plan includes 798 acres of other land area, for a total project area of 3,820 acres.

The Change of Zone will establish the World Logistics Center Specific Plan which will replace most of the Moreno Highlands Specific Plan and re-zone several other properties. The new Specific Plan will become the regulatory land use document for the entire project area.

Development Agreement

The project will include a Development Agreement between the property owner, Highland Fairview, (or related entities) and the City of Moreno Valley in order to provide certainty for the future development of the project for those parcels owned by Highland Fairview.

Tentative Parcel Map

A Tentative Parcel Map (for financing purposes only) proposes the subdivision of a portion of the project site into large parcels for purposes of financial transactions or further subdivision of the land prior to development.

Annexation

The project includes the annexation by the City of an 85-acre parcel located on the north side of Alessandro Boulevard at Gilman Springs Road. This parcel is already within the City's Sphere of Influence. The proposed project includes pre-annexation General Plan land use designations and zoning for this parcel, and the EIR will be the environmental documentation used by the Local Agency Formation Commission to complete the annexation process. The County's land use designation currently applicable to this parcel is W-2-2½. The W-2 area allows single-family residential and light agriculture (the suffix indicates minimum parcel size in acres) and the City's current General Plan land use designation for the site is Business Park (BP). This project proposes to incorporate this property into the World Logistics Center Specific Plan.

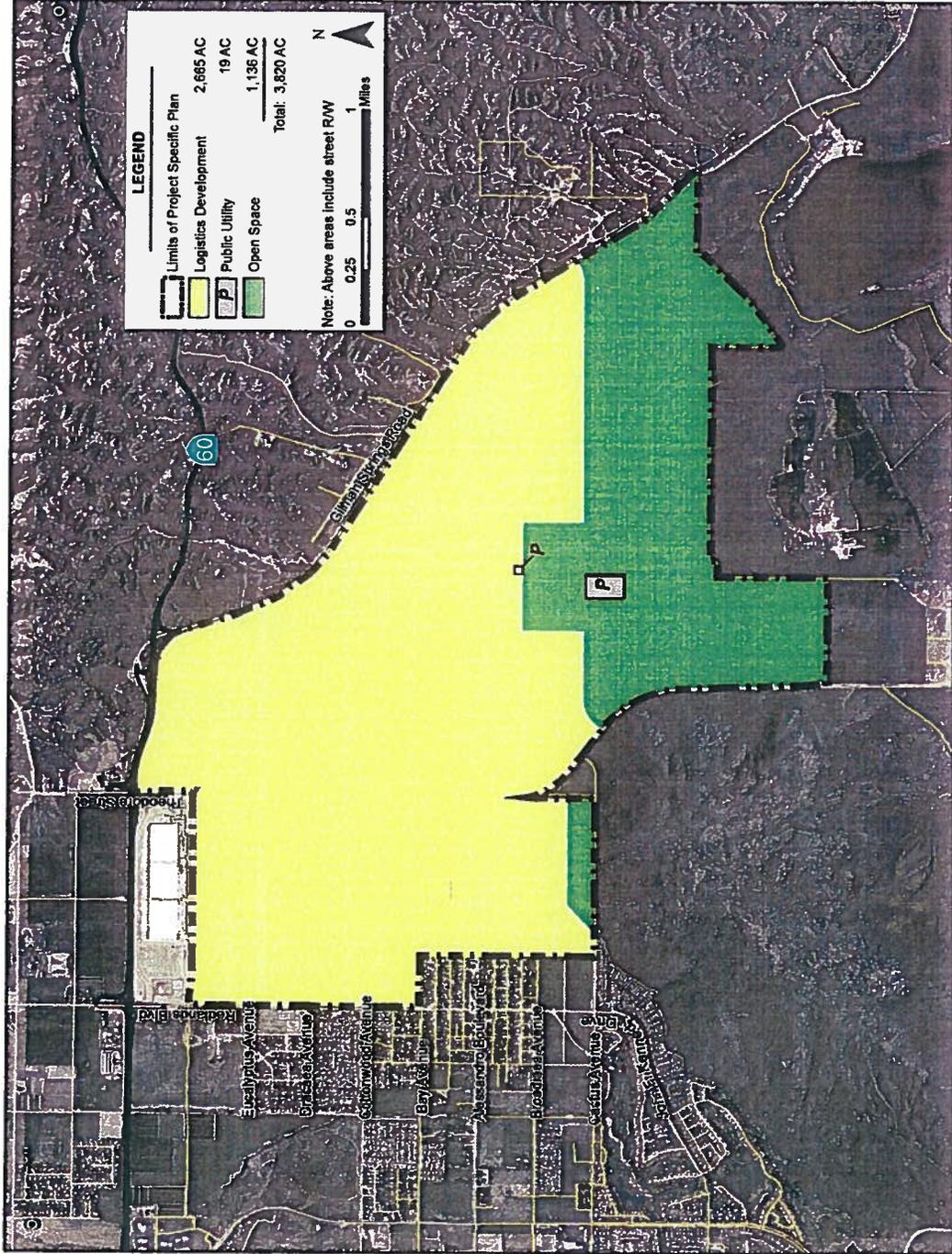


Figure 3 - Land Use Map
World Logistics Center Specific Plan
Moreno Valley, CA

Parsons Brinckerhoff
Date: Feb. 2012

Distribution List for the
City of Moreno Valley
Highland Fairview Logistics Building
Notice of Preparation/Initial Study
October 29, 2007

56 total
+ 1 FEVER
state cleaning

~~VERIZON CAE 43 NC1
Attn: Rick Pesquera
1980 Orange Tree Lane
Redlands, CA 92374~~

RIVERSIDE COUNTY FLOOD
CONTROL & WATER
1995 Market Street
Riverside, CA 92501

RIVERSIDE TRANSIT AGENCY
Attn: Cis Leroy
1825 Third Street
Riverside, CA 92507

MORENO VALLEY
UNIFIED SCHOOL DISTRICT
Attn: Facilities Planning
25634 Alessandro Blvd.
Moreno Valley, CA 92553

~~SOUTHERN CALIFORNIA EDISON
Attn: Lisa Salinas
14799 Chestnut Street
Westminster, CA 92683~~

SOUTHERN CALIFORNIA GAS CO.
Attn: Ken Kennedy / Manny Melendez
P. O. Box 3003
Redlands, CA 92373-0306

Waste Mgmt of the Inland Empire
Attn: William J. Arlington, Jr.
17700 Indian Avenue
Moreno Valley, CA 92551

EMWD WATER & SEWER
Attn: Customer Service
P. O. Box 8300
Perris, CA 92572

U. S. POSTAL SERVICE
Customer Service Analysis Room
Processing and Distribution Center
P. O. Box 19001
San Bernardino, CA 92423-9001

~~MJPA - PLANNING
Attn: Dan Fairbanks
P. O. Box 7480
Moreno Valley, CA 92552~~

STATE OF CALIFORNIA
DEPT. OF FISH AND GAME
Attn: Gabi Gatchel
3602 Inland Empire Blvd. Suite C-220
Ontario, CA 91764

STATE OF CALIFORNIA
DEPT. OF TRANSPORTATION
Attn: Mike Sims MS 727
464 West 4th Street, Sixth Floor
San Bernardino, CA 92401-1400

STATE OF CALIFORNIA
DEPT. OF WATER RESOURCES
Attn: Monique Getts
1416 9th Street, Suite 1311
Sacramento, CA 95814

UCR ARCHAEOLOGICAL
RESEARCH UNIT
University of California
Riverside, 92521-0418

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 Lemon Street, 2nd Floor
Riverside, CA 92502

U. S. ARMY CORPS OF ENGINEERS
ATTN: REGULATORY
P. O. Box 532711
Los Angeles, CA 90053-2325

U. S. FISH AND WILDLIFE SERVICES
6010 Hidden Valley Road
Carlsbad, CA 92011

REGIONAL WATER QUALITY
CONTROL BOARD
3737 Main Street, Suite 500
Riverside, CA 92501

SOUTH COAST AIR QUALITY
MANAGEMENT DISTRICT
21865 E. Copley Drive
Diamond Bar, CA 91765

Augustine Band of Mission Indians
P. O. Box 846
Coachella, CA 92236

Cabazon Band of Mission Indians
84245 Indio Springs Parkway
Indio, CA 92203

Cahuilla Tribal Band
P. O. Box 391760
Anza, CA 92539

Los Coyotes Office
P. O. Box 189
Warner, CA 92086

~~Morongo Band of Mission Indians
Planning & Building Services
49750 Seminole Drive
Cabazon, CA 92230~~

Pala Band of Mission Indians
35008 Pala Temecula Road
PMB 50
Pala, CA 92059

Pauma Band of Mission Indians
P. O. Box 369
Pauma Valley, CA 92061

Pechanga Cultural Resources
P. O. Box 2183
Temecula, CA 92593

Distribution List for the
City of Moreno Valley
Highland Fairview Logistics Building
Notice of Preparation/Initial Study
October 29, 2007

Ramona Band of Cahuilla
P. O. Box 391670
Anza, CA 92539

Rincon Band of Luiseno Indians
P. O. Box 68
Valley Center, CA 92082

San Luis Rey Band of Mission Indians
1889 Sunset Road
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Santa Rosa Band of Mission Indians
P. O. Box 609
Hemet, CA 92546

Soboba Band of Mission Indians
P. O. Box 487
San Jacinto, CA 92581

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Moreno Valley, CA 92555

Sierra Club
c/o George Hague
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Moreno Valley, CA 92555

Sue Gilchrist
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Moreno Valley, CA 92555

Ann McKibben
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Moreno Valley, CA 92557

State of California
State Clearinghouse
Office of Planning and Research
1400 Tenth Street
P. O. Box 3044
Sacramento, California 95812-3044

CITY OF RIVERSIDE
Attn: Planning Department
3900 Main Street
Riverside, CA 92522

CITY OF PERRIS
Attn: Planning Department
101 North "D" Street
Perris, CA 92370

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, CA 95814

Southern California Area of Governments
818 W. Seventh Street, 12th Floor
Los Angeles, CA 90017

California Attorney General's Office
Attorney General's Office
California Department of Justice
Attn: Public Inquiry Unit
PO Box 944255
Sacramento, CA 94244-2550

Center for Environmental Justice
Attn: Penny Newman
San Bernardino Office
255 North "D" Street, Suite 402
San Bernardino, CA 92410

Center for Biological Diversity
San Diego, California
PO Box 7745
San Diego, CA 92167

Audobon Society
State Office
Audobon California
765 University Avenue
Sacramento, CA 95825

Nakken
Edmund G. Brown Jr.
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Friends of San Jacinto Valley
PO Box 4099
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4080 Lemon Street, 3rd Floor
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Mr. Bob Hewitt
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WRCOG
c/o Barbara Spoonhour
4080 Lemon Street, 3rd Floor
Riverside, CA 92501-3609

March Joint Powers Authority
c/o Dan Fairbanks, Planning Director
23555 Meyer Drive
Riverside, CA 92518

City of Beaumont
c/o Ernie Egger, Director of Planning
550 E. Sixth Street
Beaumont, CA 92233

California Department of Conservation
801 K Street, MS 24-01
Sacramento, CA 95814

University of California, Riverside
Office of Research
University Office Building, Suite 200
Riverside, CA 92521

VERIZON
Attn: Engineering Dept/Control Desk
9 South Fourth Street
Redlands, CA 92373-4738

Southern California Edison
Attn: Mr. Greg Hasty
26100 Menifee Road
Menifee, CA 92585

Morongo Band of Mission Indians
Plannign & Building Services
12700 Pumarra Road
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Idyllwild, CA 92549

12

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2012021045

Project Title: World Logistics Center Project EIR: PA12-0010 (GPA); PA12-0011 (Development Agreement); PA12-0014 (Annexation); PA12-0012 (Change of Zone); PA12-0013 (Specific Plan); and PA-12-0015 (Tentative Parcel Map)

Lead Agency: City of Moreno Valley Contact Person: Mark Gross
Mailing Address: 14177 Frederick Street Phone: 951.413.3215
City: Moreno Valley Zip: 92552 County: Riverside

Project Location: County: Riverside City/Nearest Community: Moreno Valley

Cross Streets: Redlands Boulevard and Eucalyptus Avenue Zip Code: 92555

Lat. / Long.: 33° 55' N/ 117° 8' W Total Acres: 3,918

Assessor's Parcel No.: 477-090 et al Section: 6-9, 16-21 Twp 3S Range: 2W Base: SBBM

Within 2 Miles: State Hwy #: SR 60 Waterways: N/A

Airports: N/A Railways: N/A Schools: N/A

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other
 Mit Neg Dec Other: FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other

Development Type:

Residential: Units _____ Acres _____ Water Facilities: Type _____ MGD _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial*: Sq.ft. 41.6 MSF Acres 2,635 Employees _____ Power: Type _____ MW _____
 Educational _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
*Logistics Warehouse/Distribution Other: Open Space 1,136 acres; Public Utility 20 acres

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use & Planning
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Other: Greenhouse Gases/Climate Change

Present Land Use/Zoning/General Plan Designation:

Vacant agricultural land approved for the Moreno Highlands Specific Plan, a mixed use residential planned community.

Project Description: (please use a separate page if necessary)

The proposed World Logistics Center project (WLC) site covers 3,918 acres in eastern Moreno Valley. A General Plan Amendment is proposed to designate 2,635 acres for logistics warehousing including up to a maximum of 41.4 million square feet of "Logistics Development" and 200,000 square feet of warehousing-related uses classified as "Light Logistics." The remaining 1,104 acres will be designated for permanent open space and public facilities. The following elements of the General Plan are included in the proposed Amendment: Community Development (land use); Circulation; Parks, Recreation, and Open Space; Safety; Conservation; and the General Plan Goals and Objectives. The site is just north of the San Jacinto Wildlife Area and includes 7 rural residential properties. A new Specific Plan will be adopted to govern development of the 2,635 acres, and a separate zoning amendment will also be processed to rezone 1,104 acres for open space and public facilities uses.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board (Industrial Projects) | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> CalFire | <input type="checkbox"/> Parks & Recreation |
| <input checked="" type="checkbox"/> Caltrans District #8 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input checked="" type="checkbox"/> Regional WQCB # 8- <u>Santa Ana Region</u> |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6- <u>Inland Deserts</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date: February 5, 2013

Ending Date: April 8, 2013

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.

Applicant: Highland Fairview Operating Corporation

Address: 1500 Iowa Avenue, Suite 200

Address: 14225 Corporate Way

City/State/Zip: Riverside, CA 92507

City/State/Zip: Moreno Valley, CA 92626

Contact: Kent Norton, AICP

Phone: 951-867-5365

Phone: 951-781-9310

Signature of Lead Agency Representative: _____

Mark Gross, Senior Planner

Date: February 4, 2013

Notice of Completion

State of California
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

World Logistics Center Project EIR (SCH# 2012021045): PA12-0010 (GPA); PA12-0011 (Development Agreement); PA12-0014 (Annexation); PA12-0012 (Change of Zone); PA12-0013 (Specific Plan); and PA-12-0015 (Tentative Parcel Map)

Project Title

The project is located in the eastern area of the City of Moreno Valley in the County of Riverside. The project site is located generally east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area. The project is currently within the Moreno Highlands Specific Plan which is a mixed use residential planned community.

See project location above

Project Location – Specific

Moreno Valley

Riverside

Project Location – City

Project Location – County

The proposed World Logistics Center project (WLC) site covers 3,918 acres in eastern Moreno Valley. A General Plan Amendment is proposed to designate 2,635 acres for logistics warehousing including up to a maximum of 41.4 million square feet of “Logistics Development” and 200,000 square feet of warehousing-related uses classified as “Light Logistics.” The remaining 1,104 acres will be designated for permanent open space and public facilities. The following elements of the General Plan are included in the proposed Amendment: Community Development (land use); Circulation; Parks, Recreation, and Open Space; Safety; Conservation; and the General Plan Goals and Objectives. The site is just north of the San Jacinto Wildlife Area and includes 7 rural residential properties. A new Specific Plan will be adopted to govern development of the 2,635 acres, and a separate zoning amendment will also be processed to rezone 1,104 acres for open space and public facilities uses.

See project description above.

Description of Nature, Purpose, and Beneficiaries of Project

City of Moreno Valley Community and Economic Development Department/Planning Division

Lead Agency

Division

14177 Frederick Street, Moreno Valley, CA 92552

Address Where Copy of EIR is Available

February 5, 2013 to April 8, 2013 (60 days)

Review Period

Mark Gross, Senior Planner

951.413.3215

Contact Person:

Area Code/Telephone/Extension



**NOTICE OF AVAILABILITY
WORLD LOGISTICS CENTER PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT (SCH# 2012021045)**

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

PA12-0010 (General Plan Amendment), PA12-0011 (Development Agreement); PA12-0014 (Annexation); PA12-0012 (Change of Zone); PA12-0013 (Specific Plan); and PA-12-0015 (Tentative Parcel Map)

The proposed World Logistics Center project (WLC) area covers 3,918 acres in eastern Moreno Valley. The entire area is covered by a General Plan Amendment that will designate 2,635 acres for logistics development, 20 acres for public utility uses, and 1,159 acres for permanent open space. The remaining 104 acres will be used for utility extensions to serve the World Logistics Center project. Within this area, 2,710 acres are included in a proposed World Logistics Center Specific Plan which will contain all of the 2,635 acres of proposed logistics land uses and 75 acres of the Open Space. Within the Specific Plan area, up to 41.4 million square feet of high-cube logistics uses are proposed in the LD "Logistics Development" designation, as well as 200,000 square feet of warehouse and related uses to be included in the "Light Logistics" designation. The site is just north of the San Jacinto Wildlife Area and includes seven rural residential properties. The project site includes the area generally east of Redlands Boulevard, south of the SR-60 Freeway, west of Gilman Springs Road, and north of the San Jacinto Wildlife Area.

The following elements of the General Plan are included in the proposed Amendment: Community Development (land use); Circulation; Parks, Recreation, and Open Space; Safety; Conservation; and the General Plan Goals and Objectives.

Analysis presented in the DEIR indicates that the proposed project will have certain significant unavoidable adverse impacts to Aesthetics, Agricultural Resources, Air Quality/Health Risks, Greenhouse Gases, Land Use, Noise, and Transportation/Traffic, as described in detail within the draft document. All other environmental effects evaluated in the Draft EIR are considered to be less than significant, or can be feasibly reduced with mitigation measures to less than significant levels.

The DEIR, 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) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed at the Moreno Valley Library, located at 25480 Alessandro Boulevard, Moreno Valley, California. For your convenience, the document will also be provided on-line at the City's web page, www.moval.org.

If you wish to make written comments on the DEIR, comments must be received at the City of Moreno Valley Community and Economic Development Department by no later than the conclusion of the 60-day review period, or by 5:30 pm Monday, April 8, 2013.

Any person wishing to comment on this matter may submit such comments, in writing, to the City of Moreno Valley on or before the date specified above. For additional information please contact Mark Gross, AICP, Senior Planner, at (951) 413-3215.

**DISTRIBUTION LIST FOR THE
CITY OF MORENO VALLEY
WORLD LOGISTICS CENTER
MAILING LIST**

RIVERSIDE COUNTY FLOOD
CONTROL & WATER
1995 Market Street
Riverside, CA 92501

RIVERSIDE TRANSIT AGENCY
Attn: Cis Leroy
1825 Third Street
Riverside, CA 92507

MORENO VALLEY
UNIFIED SCHOOL DISTRICT
Attn: Sergio San Martin, Facilities
Planning
25634 Alessandro Boulevard
Moreno Valley CA 92553

SOUTHERN CALIFORNIA GAS CO.
Attn: Ken Kennedy / Manny Melendez
P. O. Box 3003
Redlands, CA 92373-0306

Waste Mgmt of the Inland Empire
Attn: William J. Arlington, Jr.
17700 Indian Avenue
Moreno Valley, CA 92551

EMWD WATER & SEWER
Attn: Customer Service
P. O. Box 8300
Perris, CA 92572

U. S. POSTAL SERVICE
Customer Service Analysis Room
Processing and Distribution Center
P. O. Box 19001
San Bernardino, CA 92423-9001

STATE OF CALIFORNIA
DEPT. OF FISH AND GAME
Attn: Gabi Gatchel
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

STATE OF CALIFORNIA
DEPT. OF TRANSPORTATION
Attn: Mike Sims MS 727
464 West 4th Street, Sixth Floor
San Bernardino, CA 92401-1400

STATE OF CALIFORNIA
DEPT. OF WATER RESOURCES
Attn: Monique Getts
1416 9th Street, Suite 1311
Sacramento, CA 95814

UCR ARCHAEOLOGICAL
RESEARCH UNIT
University of California
Riverside, CA 92521-0418

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 Lemon Street, 2nd Floor
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ATTN: REGULATORY
P. O. Box 532711
Los Angeles, CA 90052-2325

U. S. FISH AND WILDLIFE SERVICES
6010 Hidden Valley Road
Carlsbad, CA 92011

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CONTROL BOARD
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Riverside, CA 92501

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MANAGEMENT DISTRICT
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Diamond Bar, CA 91765

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23555 Meyer Drive
Riverside, CA 92518

CITY OF BEAUMONT
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550 E. Sixth Street
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801 K Street, MS 24-01
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9 South Fourth Street
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Menifee, CA 92585

CA ATTORNEY GENERAL'S OFFICE
Kamala D. Harris
California Department of Justice
Attn: Public Inquiry
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Sacramento CA 94244-2550

Center For Community Action and
Environmental Justice (CCAIE)
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Cahuilla Tribal Band
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Anza, CA 92539

Morongo Band of Mission Indians
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Banning, CA 92220

Ramona Band of Cahuilla Mission
Indians
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Anza, CA 92539

~~Rincon Band of Luiseno Indians
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Valley Center, CA 92083~~

Santa Rosa Band of Mission Indians
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San Manuel Band of Mission Indians
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3900 Main Street
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CITY OF PERRIS
Attention: Planning Department
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NATIVE AMERICAN
HERITAGE COMMISSION
915 Capitol Mall, Room 364
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Ida Petersen
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Southern California Gas Company
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Riverside, CA 92506

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USDA Natural Resources Conservation
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President
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Resource Conservation District
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Project Attorney
Natural Resources Defense Council
1314 Second Street
Santa Monica, CA 90401

Michael Fitts
Staff Attorney
Endangered Habitats League
702 Pearl Street
Redondo Beach CA 90277

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Attention: Planning Division
595 S. San Jacinto Ave., Building "A"
San Jacinto, CA 92583

CITY OF REDLANDS
Att: Robert Dalquest
Assistant Development Services Director
210 E. Citrus Avenue
Redlands, CA 92373

RIVERSIDE LOCAL AGENCY
FORMATION COMMISSION (LAFCO)
George J. Spiliotis, Executive Officer
3850 Vine Street, Suite 110
Riverside, CA 92507-4277