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Planning Division**  
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Date: March 16, 2020  
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) 413-3226  
Contact: Gabriel Diaz

**EIR Consulting Firm:**

T&B PLANNING, INC.  
3200 El Camino Real  
Suite 100  
Irvine, California  
(714) 505-6360  
Contact: Tracy Zinn

The City of Moreno Valley, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Moreno Valley Trade Center project (Project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed project and its potential environmental effects.

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 April 14, 2020.

Please send your response to Mr. Gabriel Diaz at the City of Moreno Valley address listed 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 Trade Center  
(PEN19-0191, PEN19-0192, PEN19-0193, PEN19-0234)

**Location:** The Project site is located in the eastern portion of the City of Moreno Valley, Riverside County, California. The Project site is south of Eucalyptus Avenue, west of Redlands Boulevard, and north of Encelia Avenue. Refer to Figure 1.

**Description:** The Project includes the following discretionary actions under consideration by the City of Moreno Valley:

- 1) **PEN19-0191 (General Plan Amendment)** would amend the City of Moreno Valley General Plan Land Use Map to change the land use designation for all

parcels within the Project site from “Residential: Max 2 du/ac (R2)” to “Business Park/Light Industrial (BP).” Refer to Figure 2.

- 2) **PEN19-0192 (Change of Zone)** would amend the City of Moreno Valley Zoning Map to change the zoning designation for all parcels within the Project site from “Residential Agriculture, 2 du/ac (RA2)” and “Primary Animal Keeping Overlay Zone (PAKO)” to “Light Industrial (LI).” Refer to Figure 3.
- 3) **PEN19-0193 (Plot Plan)** provides a development plan for a light industrial building with 1,332,380 square feet of building floor area, inclusive of warehouse/storage space and supporting office space. Refer to Figure 4. The proposed building would operate as a cross-dock warehouse with 104 loading docks on the north side of the building and 120 loading docks on the south side of the building. Truck trailer parking spaces (278 total) also would be provided within the truck courts/loading areas on the north and south sides of the building. The truck courts/loading areas would be enclosed and screened from public viewing areas by solid screen walls. Automobile parking areas would be provided on the western and eastern sides of the building; a total of 637 automobile parking spaces would be provided on-site. Access to the Project site would be provided by up to eight (8) driveways: two (2) driveways from Eucalyptus Avenue, two (2) driveways from Redlands Avenue, and at least two (2) or no more than four (4) driveways from Encelia Avenue. The proposed driveways to Encelia Avenue would be restricted to automobile traffic only; no heavy trucks would be permitted to enter/exit the site from the proposed Encelia Avenue driveways.

The Project Applicant is pursuing the proposed building on a speculative basis and the future occupant(s) of the Project are unknown at this time. The Project Applicant expects that the proposed light industrial building would be occupied by either a warehouse distribution/logistics operator(s) or a fulfillment center use. (In the event that the building is occupied by a fulfillment center use, the truck court/loading area on the south side of the building would be used for up to 1,449 automobile parking spaces in lieu of the 120 loading docks and 150 truck trailer parking spaces described in the preceding paragraph. Refer to Figure 5 for an optional/conceptual parking plan for a fulfillment center occupant.) Regardless of the occupant(s) of the proposed building, the building is expected to operate 24 hours a day, seven days per week.

- 4) **PEN19-0234 (Tentative Parcel Map)** would consolidate the Project site’s 11 existing parcels (Assessor Parcel Numbers 488-340-002 through -012) into one, approximately 71.65-acre (net) parcel. In addition, Tentative Parcel Map provides for the dedication of public right-of-way to the City of Moreno Valley for Redlands Boulevard, Encelia Avenue, and Eucalyptus Avenue. The Tentative Parcel Map also provides for the vacation of public right-of-way for Redlands Boulevard that is no longer needed by the City and the vacation of an on-site paper street segment (Quincy Street).

## ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The City of Moreno Valley has determined that an EIR will be prepared for the Project based on its scale and potential to cause significant environmental effects. Based on the information presented in the Initial Study that accompanies this NOP, the following topics will be evaluated in detail in the EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The Initial Study further describes the anticipated scope of the environmental analysis for each topic.

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts. A mitigation monitoring program also will be developed as required by Section 15150 of the CEQA Guidelines.

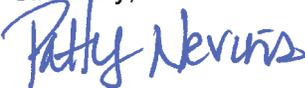
This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those 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

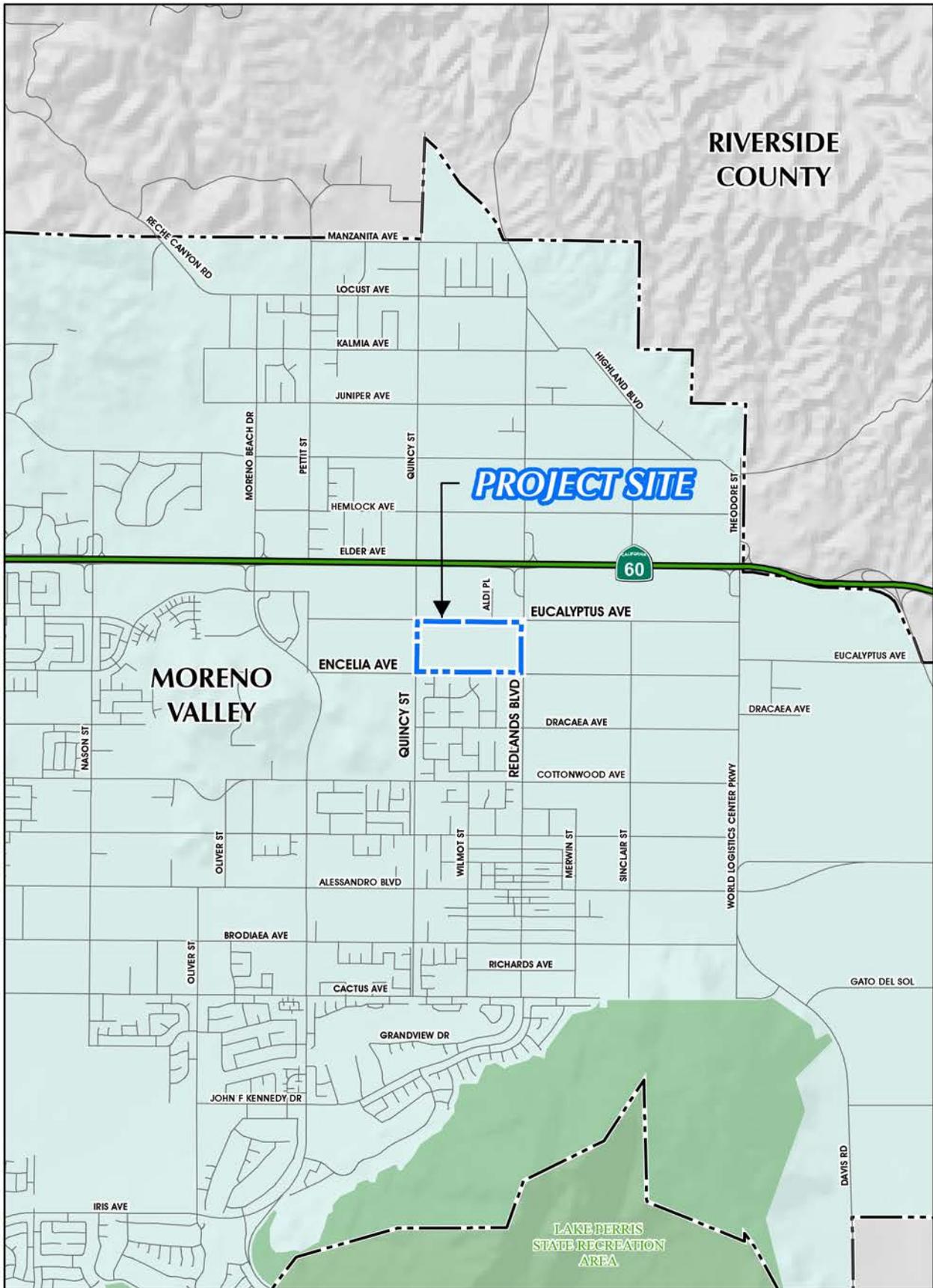
In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project and will have the opportunity to provide comments on the scope of the information and analysis to be included in the EIR. The scoping meeting will be held on April 8<sup>th</sup>, 2020, at 6:00 PM at the Moreno Valley City Hall (City Council Chambers), 14177 Frederick Street, Moreno Valley, California 92552

Please contact the Community Development Department, Planning Division at (951) 413-3226 if you have any questions.

Sincerely,

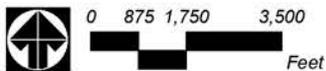


Patty Nevins  
Planning Official

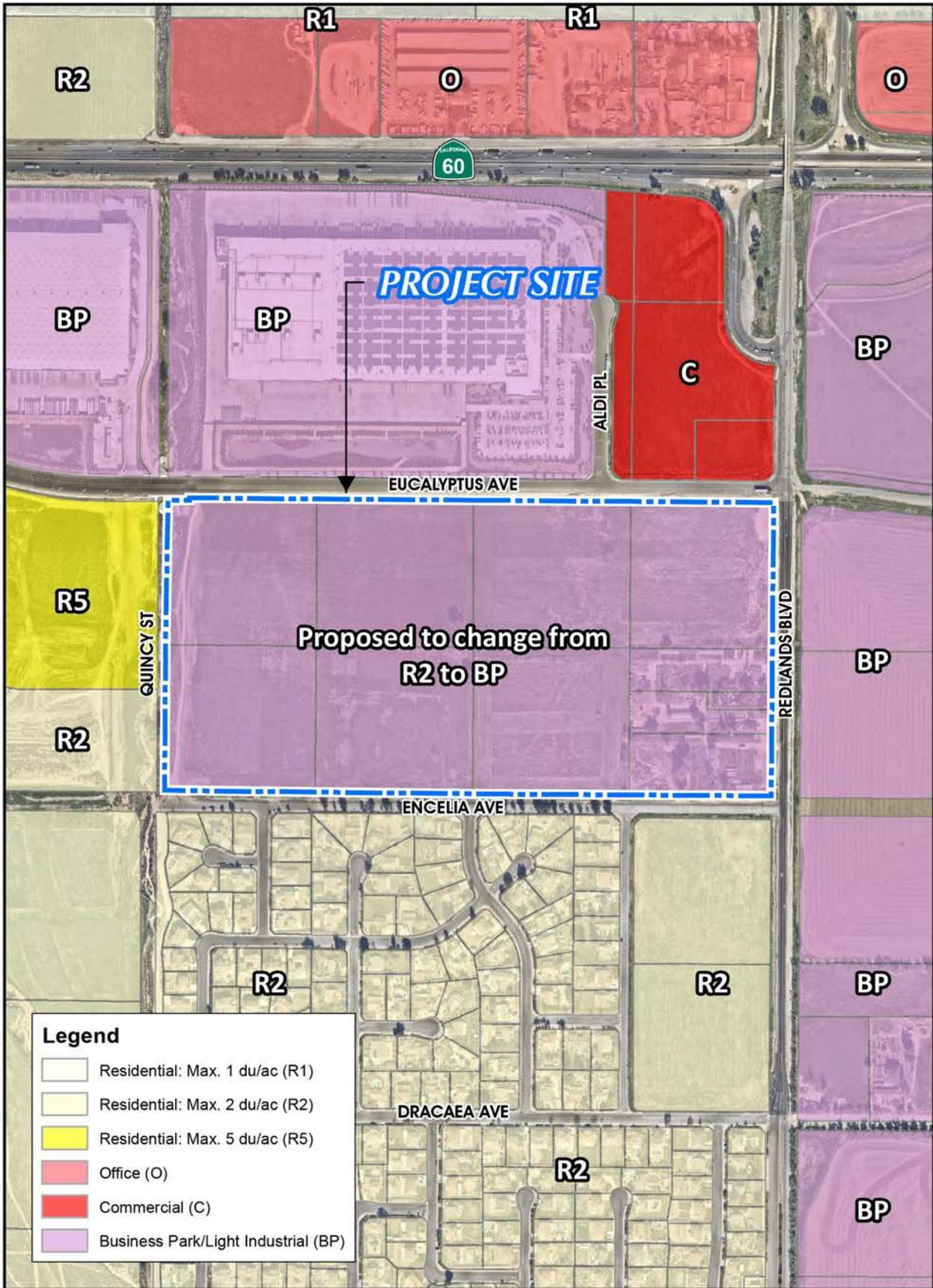


Source(s): ESRI, RCTLMA (2019)

Figure 1

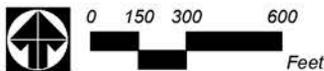


**Vicinity Map**

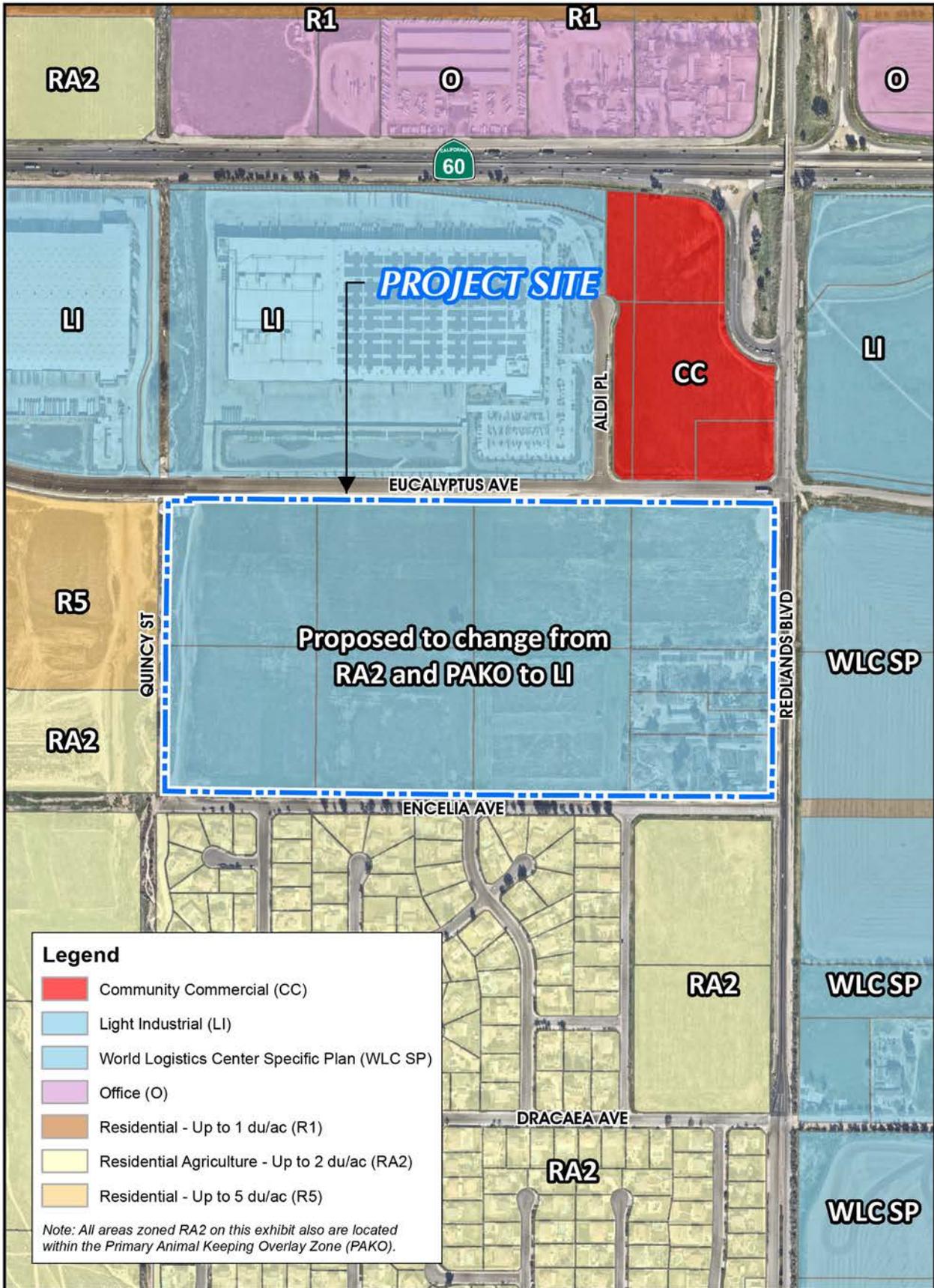


Source(s): City of Moreno Valley (2019), ESRI, Nearmap Imagery (2019), RCLMA (2019)

Figure 2

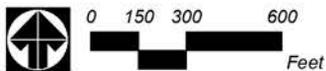


**General Plan Amendment (PEN19-0191)**

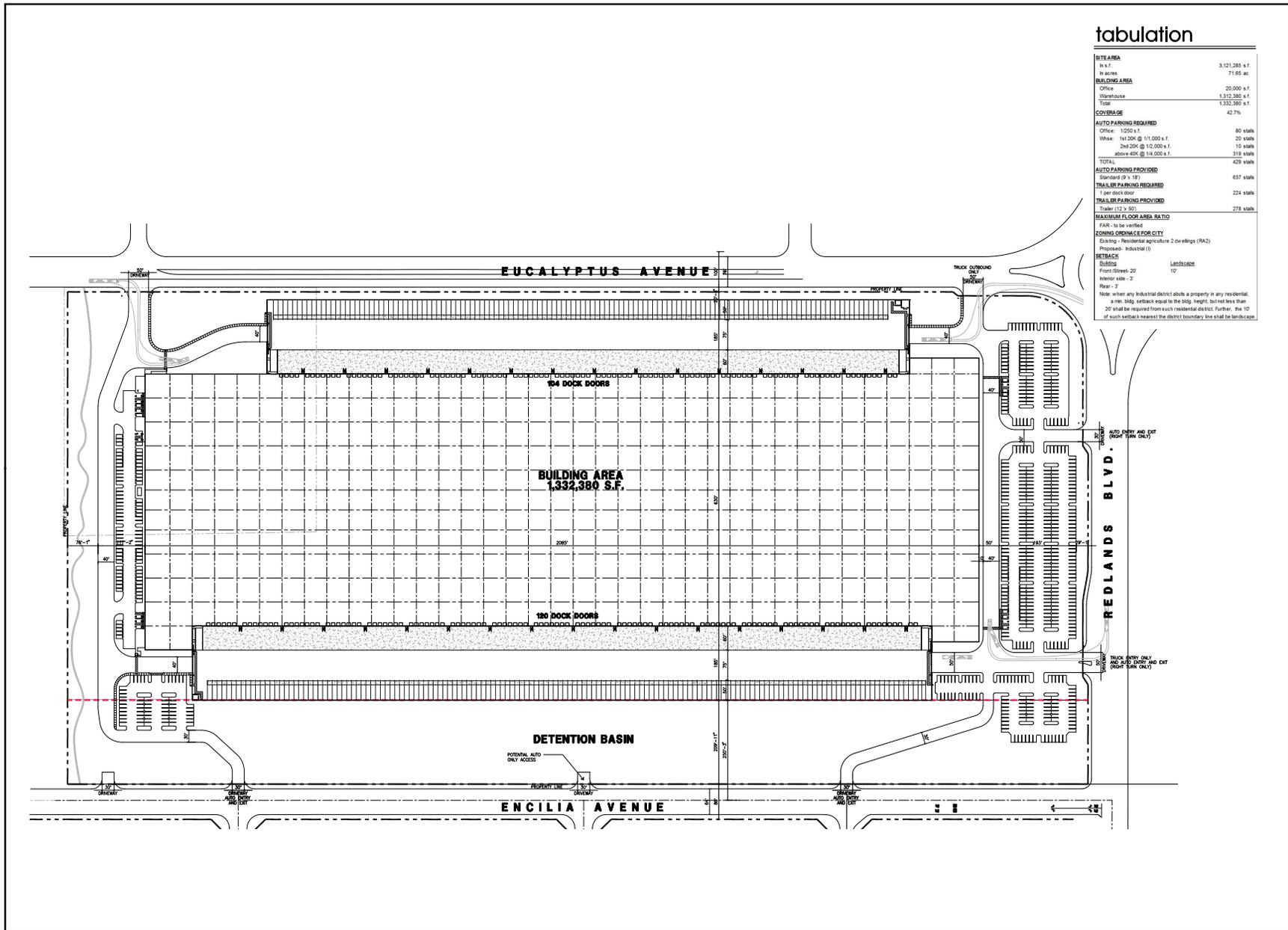


Source(s): City of Moreno Valley (2019), ESRI, Nearmap Imagery (2019), RCTLMA (2019)

Figure 3

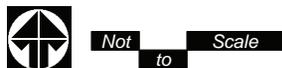


**Change of Zone (PEN19-0192)**

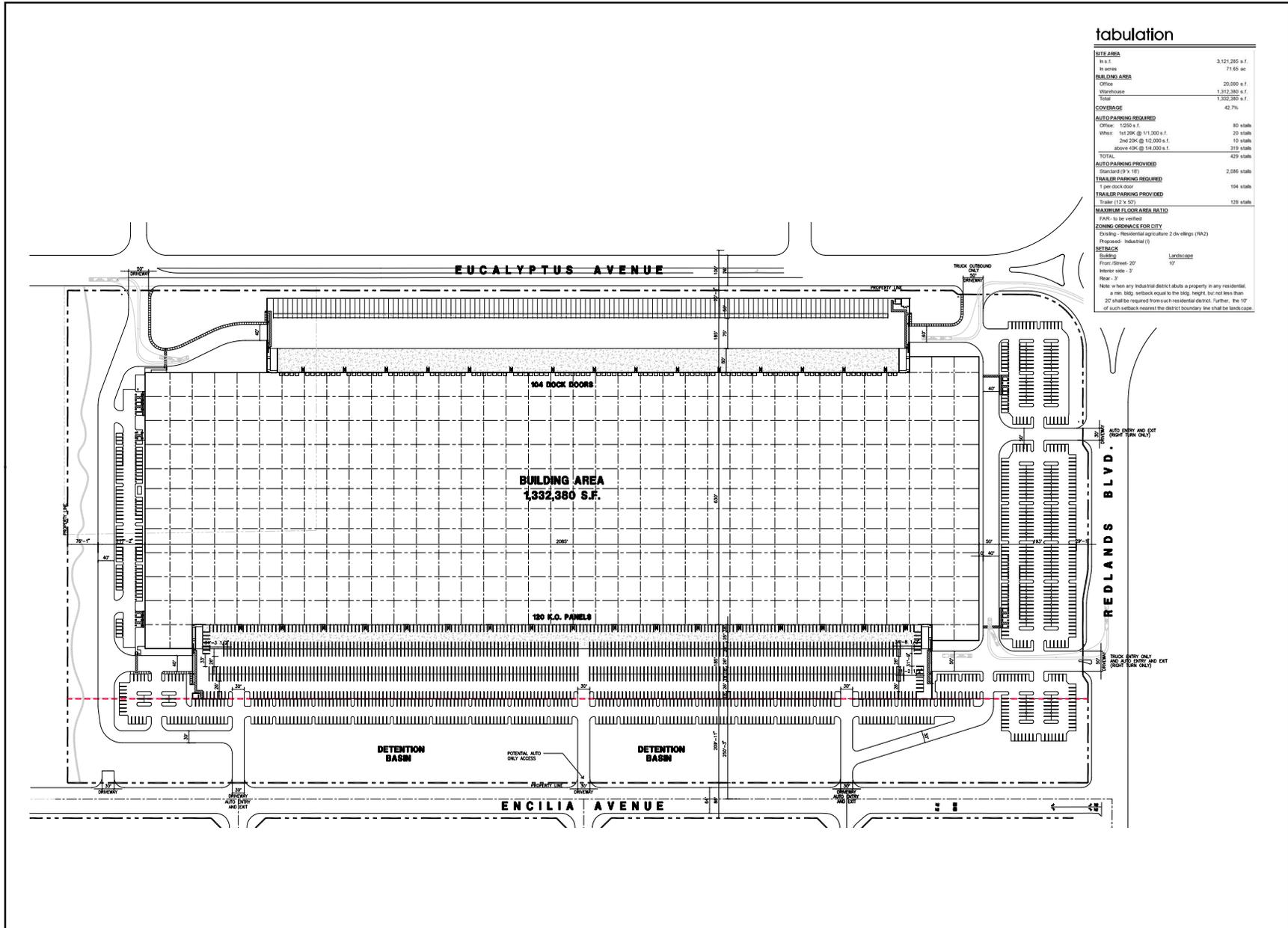


Source(s): HPA (09-16-2019)

Figure 4



**Preliminary Site Plan (PEN19-0193)**



Source(s): HPA (10-03-2019)

Figure 5



### Optional Site Parking Layout