



**Community 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: October 7, 2021

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) 413-3224 / Email: jeffreyb@moval.org  
Contact: Jeff Bradshaw, Associate Planner

**EIR Consulting Firm:**

ALBERT A. WEBB ASSOCIATES  
3788 McCray Street  
Riverside CA 92506  
(951) 686-1070  
Contact: Melissa Perez

The City of Moreno Valley, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Heacock Commerce 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 November 8, 2021.

Please send your response to Mr. Jeff Bradshaw 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:** Heacock Commerce Center

**Location:** 46± acres on the southeast corner of Gentian Avenue and Heacock Street, Moreno Valley CA

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

- 1) PEN19-0173 (General Plan Amendment): Amend general plan land use designation for APN's 485-230-027 and 485-230-028 consisting

of approximately 37.20 acres from Residential R5 to Business Park (BP).

- 2) PEN19-0172 (Change of Zone): Change zoning for APN's 485-230-027 and 485-230-028 consisting of approximately 37.20 acres from R5 (Residential) to Light Industrial (LI) and the remaining 8.82 acres consisting of APN's 485-230-030, -031, -032, and -030 from SP208I (Specific Plan 208 SP) to Light Industrial (LI).
- 3) PEN21-0020 (Specific Plan Amendment): Remove approximately 8.82 acres consisting of APN's 485-230-030, 485-230-031, 485-230-032, and 485-230-033 from the Moreno Valley Industrial Area Plan Specific Plan 208 (SP208I).
- 4) PEN19-0170 (Plot Plan): Development of Building 1 on APN 485-230-027; an approximately 400,132 square-foot warehouse on an approximately 19.48 gross acres consisting of 390,132 square feet of industrial, 10,000 square feet of office space, parking, and water quality basin. Approximately 0.95 acres of the 19.48 gross acres will be dedicated for Gentian Avenue right-of-way.
- 5) PEN19-0171 (Plot Plan): Development of Building 2 on APN's 485-230-028, 485-230-030, -031, -032, and -030; an approximately 473,835 square-foot warehouse on approximately 26.54 gross acres consisting of 463,835 square feet of industrial, 10,000 square feet of office space, parking, and water quality basin. Approximately 0.07 acres of the 26.54 gross acres will be dedicated to a driveway.

**Project Setting.** The Project site consists of the following APNs: 485-230-027, 485-230-028, 485-230-030, 485-230-031, 485-230-032, and 485-230-033; bound by Gentian Avenue to the north, Heacock Street to the west, Revere Plaza/warehouse to the south, and a residential subdivision to the east.

**Proposed Project.** The Project proposes the construction and operation of two warehouse buildings totaling 873,967 square feet and supporting infrastructure. **Building 1** is a 400,132 square foot building to include 390,132 square feet of warehouse use and 10,000 square feet of office use. **Building 2** is a 473,835 square foot building to 463,835 square feet of warehouse use and 10,000 square feet of office use. The Project includes parking, supporting infrastructure, landscaping, and a water quality basin. **Screening** and buffer to be provided for residential neighborhood located along eastern boundary. The Project Site will be accessible via eight driveways. Truck courts will be gated with two welcome centers at the main truck entrance to keep truck and passenger vehicles separate and reduce vehicle queues of passenger. Signage shall be posted on-site directing truck drivers to use existing City truck routes on Alessandro Blvd.

**Construction/Operation.** Construction includes both buildings, mass grading, infrastructure, parking, two 14-foot concrete tilt-up screen walls, parking, two on-site bio retention basins, roadway improvements to Gentian, and approximately 183,833 cubic yards (CY) of cut, 183,954 CY of fill, and 12,180 CY of shrinkage. Construction is expected to be initiated in 2022 and be completed in 2023. The proposed Project will be constructed as speculative buildings as no specific tenants are identified at this time. It is

anticipated that buildings will operate 24 hours a day, seven days a week.

## 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.

• Aesthetics	• Greenhouse Gas Emissions	• Public Services
• Agriculture & Forestry Resources	• Hazards & Hazardous Materials	• Recreation
• Air Quality	• Hydrology & Water Quality	• Transportation
• Biological Resources	• Land Use & Planning	• Tribal Cultural Resources
• Cultural Resources	• Mineral Resources	• Utilities & Service Systems
• Energy	• Noise	• Wildfire
• Geology & Soils	• Population & Housing	• Mandatory Findings of Significance

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 October 20, 2021, at 6:00 PM via a teleconference only. The Public may observe the meeting as follows:

STEP 1: Install the Free Zoom App or Visit the Free Zoom Website at <<https://zoom.us/>>

STEP 2: Get Meeting ID Number and Password by emailing [zoom@moval.org](mailto:zoom@moval.org) or calling (951) 413-3206, no later than 6:00 p.m. on Wednesday, October 20, 2021

STEP 3: Select Audio Source (*Computer Speakers/Microphone or Telephone*)

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

Sincerely,

Manuel A. Mancha  
Community Development Director



hpa, inc.  
18831 bardeen avenue, - ste. #100  
irvine, ca  
92612  
tel: 949-863-1770  
fax: 949-863-0851  
email: hpa@hparchs.com

**OWNER/APPLICANT**

COMPANY: RADOS PROPERTIES-CALIFORNIA LAND LLC  
CONTACT: LESS BROWN  
ADDRESS: 2002 E. MCFADDEN AVENUE  
SANTA ANA, CA 92735-0128  
PHONE: 714-835-4612

**APPLICANT'S REPRESENTATIVE**

COMPANY: HPA ARCHITECTURE  
ADDRESS: 18831 BARDEEN AV. SUITE 100 IRVINE, CA 92618  
PHONE: 949-862-2173

**ADDRESS OF THE PROPERTY**

TBD  
MORENO VALLEY, CA

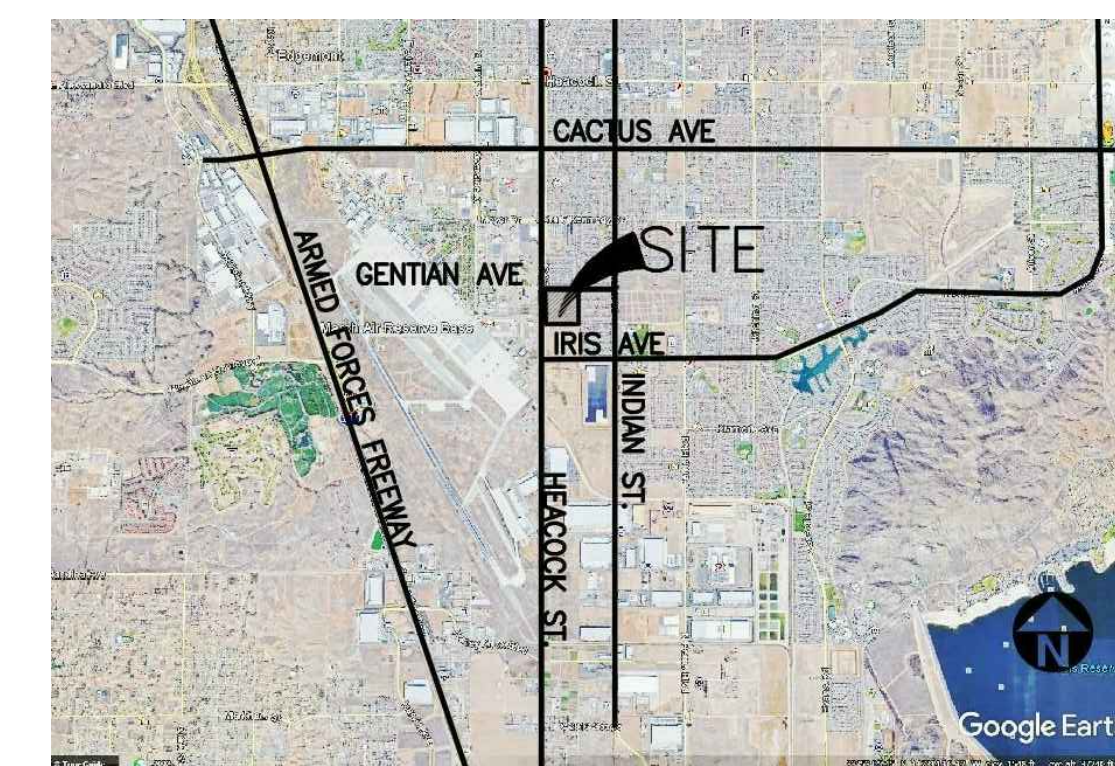
**ASSESSOR'S PARCEL NUMBER**

485-260-027

**ZONING**

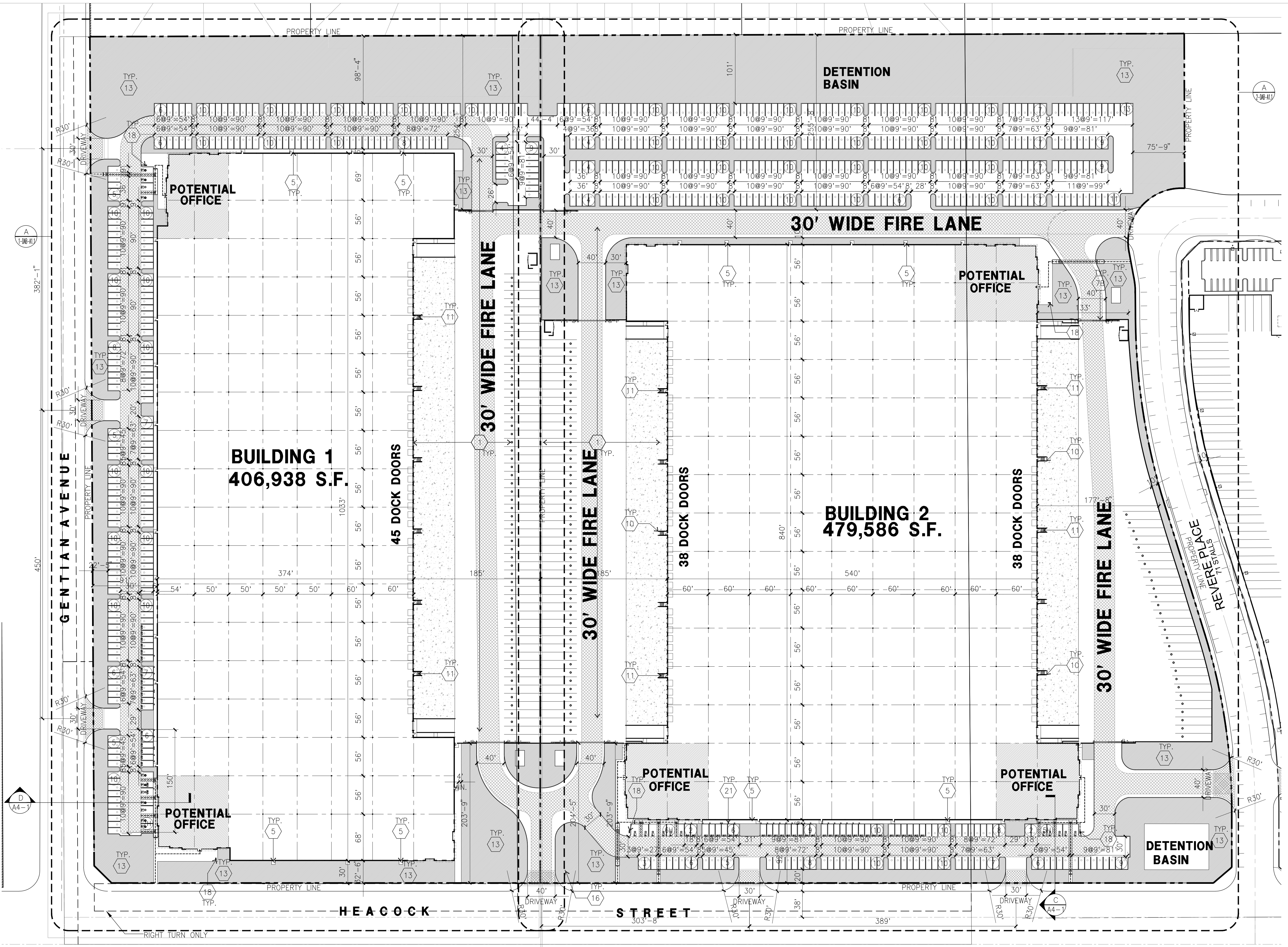
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: INDUSTRIAL BUSINESS PARK  
EXISTING ZONING: RESIDENTIAL (5 DU/AC)  
PROPOSED ZONING: INDUSTRIAL/BUSINESS PARK

**VICINITY MAP**



**Tabulation**

SITE AREA	Sq. Ft.	Sq. Ft.	Sq. Ft.	TOTAL
Office 1st level	5,000	5,000	10,000	10,000
Office Mezzanine level	5,000	5,000	10,000	10,000
Warehouse	396,538	465,596	862,134	862,134
TOTAL	406,538	475,596	882,134	882,134
COVERAGE	50.6%	44.0%	46.8%	46.8%
AUTO PARKING REQUIRED	Office: 1/250 s.f.	40	40	80
Warehouse: 1st 20,000 @ 11,000 s.f.	20	20	40	40
2nd 20,000 @ 12,000 s.f.	10	10	20	20
above 40,000 @ 14,000 s.f.	89	107	197	197
TOTAL	159	177	337	337
AUTO PARKING PROVIDED	Standard (9' x 18')	259	369	628
Future EV Parking	14	24	38	38
ADA parking (Future EV)	2	2	4	4
ADA parking (Standard)	9	9	18	18
Clean Air	5	9	14	14
TOTAL	289	413	702	702
TRAILER PARKING REQUIRED	Trailer: 1 per dock door	45	76	121
TRAILER PARKING PROVIDED	Trailer (12' x 53')	56	76	132
ZONING ORDINANCE FOR CITY	Zoning Designation - Light Industrial			
SETBACKS	Building	Landscaping		
Front - 20'	Heacock St (Arterial) - 20'			
Side/Rear - 0' or 3'	Gentian Ave (Minor Arterial) - 20'			
Street - 20'	Minor rear or Side - 0' or 5'			



**MASTER SITE PLAN**  
SCALE: 1" = 80'-0"  
0 80' 160' 240'

**SITE PLAN KEYNOTES**

- 1 HEAVY BROOM FINISH CONCRETE PAVEMENT.
- 2 TRUCK COURT MAN DOOR.
- 3 CONCRETE WALKWAY.
- 4 DECORATIVE DRIVEWAY APRONS.
- 5 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS AND STAIR LANDINGS. FINISH TO BE MEDIUM BROOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
- 6 14" H CONCRETE TILT-UP SCREEN WALL W/ PILASTER.
- 7A PROVIDE 8" H TUBE STEEL, MANUALLY OPERATED GATES WITH KNOX-PAD LOCK PER FIRS DEPARTMENT STANDARDS PER DRIVEWAY.
- 7B (THE SAME AS 7A). KEEP LOCKED FOR EVA ONLY.
- 8 TRASH ENCLOSURE.
- 9 NOT USED.
- 10 CONCRETE FILLED GUARD POST 6" DIA. U.N.O. 42" H.
- 11 EXTERIOR CONCRETE STAIR.
- 12 12' X 14' DRIVE-IN DOOR.
- 13 LANDSCAPE. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- 14 HANDICAPPED ENTRY SIGN.
- 15 HANDICAPPED PARKING STALL SIGN.
- 16 MONUMENT SIGN.
- 17 GRADE LEVEL RAMP.
- 18 BICYCLE RACKS.
- 19 SMOKING AREA.
- 20 GUARD SHACK.
- 21 FUTURE EV STATION

**SITE PLAN GENERAL NOTES**

1. THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: \_\_\_\_\_ DATED ON \_\_\_\_\_ SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
2. IN SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
4. SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
5. THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM IF REQUIRED.
6. SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
8. CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
9. SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
11. PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDINGS PERMITS.
13. LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.
14. TRANSFORMER TO BE PAINTED DARK GREEN TO MATCH LANDSCAPING.
15. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
16. ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
17. ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

**SITE LEGEND**

- CONCRETE PAVING SEE "C" DRWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 18')
- TRAILER PARKING
- ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING STALL (9' X 18') + 8' W/ ACCESSIBLE AISLE
- LANDSCAPED AREA
- 30' FIRE LANE.

Owner:

2002 East McFadden Avenue  
Suite 200  
Santa Ana, California 92705  
tel:(714) 835-4612  
email: spr@radoscompanies.com

Project:

HEACOCK STREET

Heacock St & Gentian Ave  
Moreno Valley, CA 92551

Consultants:

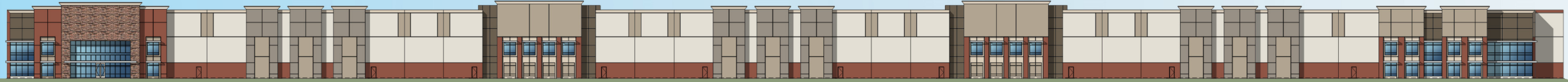
Civil: ALBERT A WEBB  
Structural:  
Mechanical:  
Plumbing:  
Electrical:  
Landscape:  
Fire Protection:  
Soils Engineer:

Title: master site plan

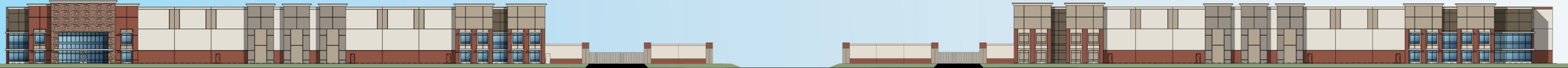
Project Number: 17150  
Drawn by: SLM  
Date: 11/17/2020  
Revision:

Sheet:

DAB-A1.0



NORTH ELEVATION - GENTIAN AVENUE



WEST ELEVATION - HEACOCK STREET

EAST ELEVATION



SOUTH ELEVATION



ENLARGED VIEW OF NORTH ELEVATION - GENTIAN AVENUE

**Rados T.I.C.**



BUILDING ELEVATIONS

**MORENO VALLEY INDUSTRIAL PARK**

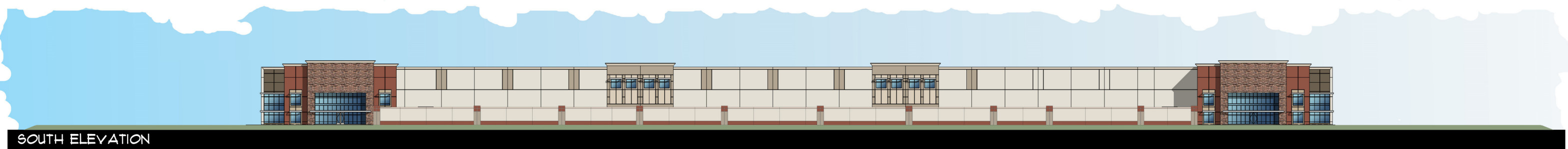
HEACOCK ST. & GENTIAN AVE., MORENO VALLEY, CA 92551



NORTH ELEVATION



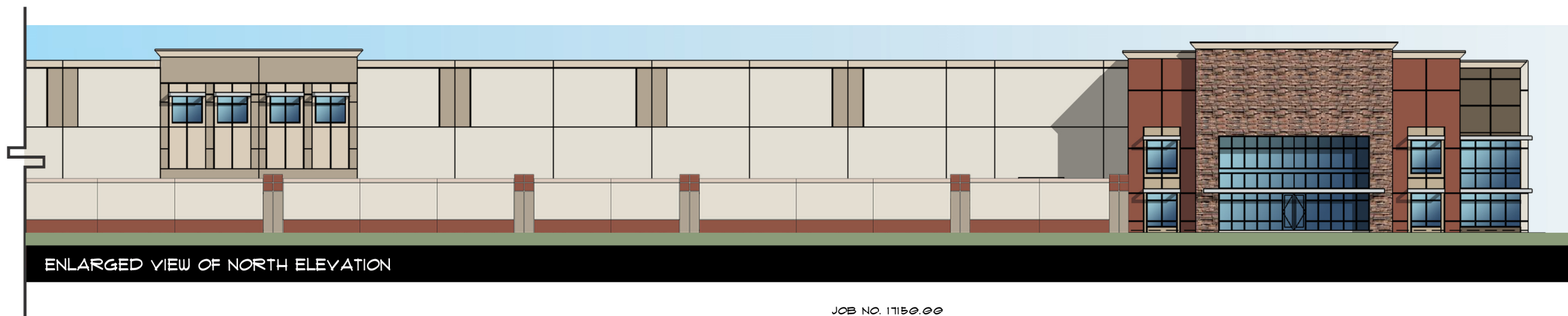
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



ENLARGED VIEW OF NORTH ELEVATION

**Rados T.I.C.**



BUILDING 2 ELEVATIONS

**MORENO VALLEY INDUSTRIAL PARK**

HEACOCK ST. & GENTIAN AVE., MORENO VALLEY, CA 92551