

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: Edgemont Commerce Center

Lead Agency: City of Moreno Valley

Contact Person: Julia Descoteaux, Associate Planner

Mailing Address: PO Box 88005

Phone: 951.413.3209

City: Moreno Valley

Zip: 92552

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Moreno Valley

Cross Streets: Bay Avenue and Day Street

Zip Code: 92553

Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 19 " N / 117 ° 16 ' 27 " W Total Acres: 7.4 net, non-contiguous

Assessor's Parcel No.: 263-230-001, -004, and -025

Section: 11

Twp.: 3S

Range: 4W

Base: San Bern

Within 2 Miles: State Hwy #: SR-60

Waterways: N/A

Airports: March Air Reserve Base

Railways: N/A

Schools: Multiple

Document Type:CEQA: NOP Draft EIRNEPA: NOIOther: 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 _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. 142,345 Acres 6.6 Employees TBD Educational: _____ Recreational: _____ Water Facilities: Type _____ MGD _____ Transportation: Type _____ Mining: Mineral _____ Power: Type _____ MW _____ Waste Treatment: Type _____ MGD _____ Hazardous Waste: Type _____ Other: 33,751 s.f. parking lot on 0.8 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 Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy, GHG**Present Land Use/Zoning/General Plan Designation:**

Zoning: Business Park; General Plan Designation: Business Park/Light Industrial

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

The Project Site is comprised of two proposed non-contiguous lots: Lot 1 and Lot 2. Lot 1 would contain a 142,345 square foot (s.f.) light industrial warehouse building. The proposed building would feature 20 dock doors and trailer parking spaces on the western side of the building. Lot 2 would contain a 33,751 s.f. passenger vehicle parking lot, providing approximately 70 stalls that would service the Project Site. The Project also includes associated site improvements, including drive aisles, landscaping, utility infrastructure, exterior lighting, walls/fencing, and signage. Applications include PEN21-0125 (Change of Zone), PEN21-0123 (Tentative Parcel Map), and PEN21-0124 (Plot Plan).

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.

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 | <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 # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <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 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 # 6 | <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 type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 30, 2022 • Ending Date April 28, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>LDC Industrial Realty, LLC (Contact: Larry Cochrun)</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>555 N. El Camino Real #A456</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>San Clemente, CA 92672</u>
Contact: <u>David Ornelas, Senior Project Manager</u>	Phone: <u>949-226-4601</u>
Phone: <u>619.501.6041 Ext. 102</u>	

Signature of Lead Agency Representative:  Date: 3/29/2022

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