

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 # 2023080366

Project Title: Moreno Valley Business Park Building 5 Project

Lead Agency: City of Moreno Valley Contact Person: Danielle Harper-Scott
Mailing Address: 14177 Frederick Street Phone: (951) 413-3206
City: Moreno Valley Zip: 92553 County: Riverside

Project Location: County: Riverside City/Nearest Community: Moreno Valley, CA
Cross Streets: Ironwood Avenue / Heacock Street Zip Code: 92552
Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 44.2 " N / 117 ° 14 ' 32.9 " W Total Acres: 9.98
Assessor's Parcel No.: 481-020-013,-029,-030,-034,-035,-03 Section: 6 Twp.: 3 S Range: 3 W Base: SBM
Within 2 Miles: State Hwy #: SR-60 Waterways: n/a
Airports: n/a Railways: n/a Schools: Moreno Valley Unified60

Document Type:

CEQA: [] NOP [x] 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:

Local Action Type:

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

Development Type:

[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[x] Industrial: Sq.ft. 220,390 Acres 9.98 Employees 214
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Present Use: Vacant // Zoning: SP No. 205, Commercial/Retail // General Plan Designation: SP No. 205, Commercial

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

The Project proposes approximately 220,390 square feet of light industrial uses within an approximately 9.98-acre site within Specific Plan No. 205, located generally at the southeast corner of Ironwood Avenue at Heacock Street.

The Project is further described at Draft EIR Section 3.0, Project Description.

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 January 16, 2025 Ending Date March 3, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Applied Planning, Inc.</u>	Applicant: <u>LCG 10MV LLC</u>
Address: <u>11762 De Palma Road, 1-C 310</u>	Address: <u>11759 San Vicente Boulevard, Suite 100</u>
City/State/Zip: <u>Corona, CA 92883</u>	City/State/Zip: <u>Los Angeles, CA 90049</u>
Contact: <u>Ross S. Geller</u>	Phone: <u>303-419-6780</u>
Phone: <u>(909) 937-0333</u>	

Signature of Lead Agency Representative:  Date: 1/13/2025

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