

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 # 2023090050

Project Title: Bay & Day Commerce Center Project

Lead Agency: City of Moreno Valley Contact Person: Kim Zuppiger
 Mailing Address: PO Box 88005 Phone: 951.413.3206
 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: 9.9
 Assessor's Parcel No.: 263-230-001,-003, -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 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 _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 194,775 Acres 9.9 Employees TBD
 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 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 provides for the development of the approximately 9.9-acre Project Site as a commerce center facility, including an approximately 194,775 square foot building (inclusive of ground floor and mezzanine office space), a truck court with loading docks, passenger vehicle parking areas, and necessary site improvements (i.e., landscaping, walls/fences, lighting, signage, and utility infrastructure improvements/connections). The proposed building would be approximately 44 feet tall and would be constructed of concrete tilt-up panels, with decorative building elements provided at office areas (e.g., colored glass, metal canopies, wood fiber cement siding). The Project is being developed on a speculative basis and could operate up to 24 hours per day, 7 days per week. The Project requires a Change of Zone to change the zoning designation for the Project Site from "Business Park District (BP)" to "Light Industrial District (LI)."

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".

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| <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 # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <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 # <u>6</u> | <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 November 25, 2024 Ending Date January 8, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Bay & Day LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>18W140 Butterfield Road, Suite 750</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Oakbrook Terrace, IL 60181</u>
Contact: <u>David Ornelas, Senior Project Manager</u>	Phone: _____
Phone: <u>619.501.6041 Ext. 102</u>	

Signature of Lead Agency Representative:  Date: 11-22-2024

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