

**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:** Merwin Property Project  
**Lead Agency:** City of Moreno Valley **Contact Person:** Danielle Harper-Scott, Senior Planner  
**Mailing Address:** 14177 Frederick Street / PO Box 88005 **Phone:** (951) 413-3224  
**City:** Moreno Valley **Zip:** 92553 **County:** Riverside

**Project Location:** County: Riverside City/Nearest Community: Moreno Valley  
 Cross Streets: Alessandro Boulevard, Merwin Street intersection, and north of Cactus Avenue Zip Code: 92552  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 52.45 " N / 117 ° 8 ' 58.77 " W Total Acres: 100  
 Assessor's Parcel No.: 478-240-002,-003,-012,-013,-014,-015,-016,-021,-022,-023,-031,-032,-033,-034 Section: 13 Twp.: 3 Range: 3 West Base: San Bernardino  
 Within 2 Miles: State Hwy #: SR 60 Waterways: none  
 Airports: none Railways: none Schools: Ridge Crest Elementary School

**Document Type:**  
 CEQA:  NOP  Draft EIR  Supplement/Subsequent EIR (Prior SCH No.)  Other: \_\_\_\_\_  
 Early Cons  Neg Dec  Mit Neg Dec  
 NEPA:  NOI  EA  Draft EIS  FONSI  
 Other:  Joint Document  Final Document  Other: \_\_\_\_\_

**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: Plot Plan, TPM

**Development Type:**  
 Residential: Units 618 Acres 40  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Industrial: Sq.ft. 1.1M Acres 60 Employees 440  
 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: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**  
 Land Use Designation R2 Residential (R2); R5 Residential (R5); R10 Residential (R10); and Hillside Residential (HR). Zoned Residential Agriculture 2 District (two dwelling unit per acre) (RA2); Residential 5 District (R5); Residential 10 District (R10); and Hillside Residential District (HR)

**Project Description:** *(please use a separate page if necessary)*  
 The Project site is located on the south side of Alessandro Boulevard, east of Merwin Street, and north of Cactus Avenue in southeast Moreno Valley, Riverside County, California and comprises approximately 100 acres of vacant undeveloped land. The land uses surrounding the Project site includes residential, agricultural, and open space uses. The proposed Project site is located near single-family residential uses to the west and south; agricultural lands to the west, north end east; and natural open space to the southeast.  
 The Project includes the following discretionary actions under consideration by the City of Moreno Valley:  
 • PEN23-0153 (General Plan Amendment) would amend the City of Moreno Valley General Plan Land Use Map to change the current land use designations from "R2 Residential" to "Business Park/Light Industrial" and "R5 Residential," "R10 Residential," and "Hillside Residential" to "R20 Residential" and "Parks/Open Space."  
 • PEN23-0154 (Change of Zone) would amend the City of Moreno Valley Zoning Map to change the current zoning from "Residential Agriculture 2 District (RA2)" to "Light Industrial (L1)" and "Residential 5 District (R5)," "Residential 10 District (R10)" and "Hillside Residential District" to "Residential 20 District (R20)" and "Open Space District (OS)."  
 • PEN23-0162 (Plot Plan) provides a development plan for the development of an approximately 991,047 SF logistics building including 5,932 SF of office space on approximately 60 acres of the Project site. The logistics building site would include 161 truck trailer stalls at the northern and southern portions of the building, a total of 150 dock high door positions, and approximately 321 auto stalls (parking) on the west side of the building.  
 • PEN23-0156 (Tentative Parcel Map) proposes a Vesting Tentative Parcel Map for the creation of two parcels for the logistics component and a future multi-family residential component.  
 Note that the analysis in the EIR will be based on 1,100,000 SF with associated office space and other on-site infrastructure.

**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 checked="" 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 checked="" type="checkbox"/> Other: <u>SCAQMD</u>                                       |
| <input type="checkbox"/> Health Services, Department of                 | <input checked="" type="checkbox"/> Other: <u>Riverside County Airport Land Use Commission</u> |
| <input checked="" 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 02/07/2024 Ending Date 03/08/2024

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>Highland Fairview</u>
Address: <u>3801 University Avenue, Suite 300</u>	Address: <u>29000 Eucalyptus Drive</u>
City/State/Zip: <u>Riverside, CA 92501</u>	City/State/Zip: <u>Moreno Valley, CA 92555</u>
Contact: <u>Kevin Thomas, CEP, ENV SP</u>	Phone: <u>909-238-3691</u>
Phone: <u>951-543-9875</u>	

Signature of Lead Agency Representative:  Date: 02/06/24

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