



**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: February 6, 2024

To: Responsible Agencies and Trustee Agencies/ Interested Organizations and Individuals

Subject: **Notice of Preparation of an Environmental Impact Report for the Merwin Property Project**

**Lead Agency:**

City of Moreno Valley  
Community Development Department  
14177 Frederick Street  
PO Box 88005  
Moreno Valley, CA 92553  
Contact: Danielle Harper-Scott, Senior Planner  
(951) 413-3224  
planningnotices@moval.org

**EIR Consulting Firm:**

Kimley-Horn and Associates, Inc.  
3801 University Avenue, Suite 300  
Riverside, CA 92501  
Contact: Kevin Thomas  
(951) 543-9875

The City of Moreno Valley ("City"), as the Lead Agency under the California Environmental Quality Act (CEQA) will prepare an Environmental Impact Report (EIR) for the Merwin Property Project ("Project"). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible and trustee agencies and interested parties with information describing the proposed Project and its potential environmental effects.

Due to the time limits mandated by State law, your response to this NOP must be sent at the earliest possible date, but no later than 30 days (the close of this NOP review period) after receipt of this notice or March 8, 2024.

Please send your response to Danielle Harper-Scott 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:** Merwin Property Project (PEN23-0153, PEN23-0154, PEN23-0152, PEN23-0156)

**Location:** Approximately 100 acres at the southeast corner of the Alessandro Boulevard and Merwin Street intersection, and north of Cactus Avenue, Moreno Valley, Riverside County, California. The Project Site is comprised of Assessor Parcel Numbers 478-240-002, 478-240-003, 478-240-012, 478-240-013, 478-240-014, 478-240-015, 478-240-016, 478-240-021, 478-240-022, 478-240-023, 478-240-031, 478-240-032, 478-240-033, and 478-240-034. Refer to Exhibits 1 and 2.

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

- **General Plan Amendment (PEN23-0153)** 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.” Refer to Exhibit 3.
- **Change of Zone (PEN23-0154)** would amend the City of Moreno Valley Zoning Map to change the current zoning from “Residential Agriculture 2 District (RA2)” to “Light Industrial (LI)” and “Residential 5 District (R5),” “Residential 10 District (R10),” and “Hillside Residential District” to “Residential 20 District (R20)” and “Open Space District (OS).” Refer to Exhibit 4.
- **Tentative Parcel Map (PEN23-0156)** proposes a Vesting Tentative Parcel Map for the creation of two parcels for the logistics component and a future multi-family residential component. Refer to Exhibit 5.
- **Plot Plan (PEN23-0152)** provides a development plan for the development of an approximately 991,047 SF logistics building including 9,932 SF of office space on approximately 60 acres of the Project site. The logistics building site would include 181 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. (Note: the analysis in the EIR will be based on 1,100,000 SF with associated office space and other on-site infrastructure.)

## PROJECT SETTING

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 (see Exhibit 1, Regional Location Map and Exhibit 2, Local Vicinity Map) and comprises approximately 100 acres of vacant undeveloped land. The Project site has current General Plan land use designations of R2 Residential (R2); R5 Residential (R5); R10 Residential (R10); and Hillside Residential (HR). The Project site is zoned as Residential Agriculture 2 District (two dwelling unit per acre) (RA2); Residential 5 District (R5); Residential 10 District (R10); and Hillside Residential District (HR).

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 and east; and natural open space to the southeast. The site is located outside of any Multiple Species Habitat Conservation Plan (MSHCP) designated criteria cell, core habitat, or linkage area. The approved World Logistics Center (WLC) Specific Plan is immediately north and northeast of the Project site, and the Project would be designed to integrate with the planned WLC circulation system. Refer to Exhibit 6.

## 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 potential to cause significant environmental effects. The EIR will be prepared as a “Project” EIR pursuant to CEQA Guidelines Section 15161. The following issues are anticipated to be addressed:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- 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 and Reporting Program also will be developed as required by Section 15150 of the CEQA Guidelines.

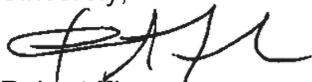
This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be impacted 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. Although the primary purpose of the scoping meeting is to meet with representatives of involved agencies to assist the lead agency in determining the scope and content of the environmental information that responsible or trustee agencies may require, members of the public will be provided with an opportunity to submit brief oral comments at this scoping meeting not exceeding three minutes. However, members of the public and relevant agencies are requested to provide their comments in writing, via email or mail, to the contact address shown above. The scoping meeting will be held on February 21, 2024, at 6:00 PM at the Moreno Valley City Hall (City Council Chambers), 14177 Frederick Street, Moreno Valley, California 92552.

Please contact the Community Development Department, Planning Division at (951) 413-3206 if you have any questions.

Sincerely,



Robert Flores  
Planning Division Manager/Official

Enclosures:

Exhibit 1 – Regional Location Map

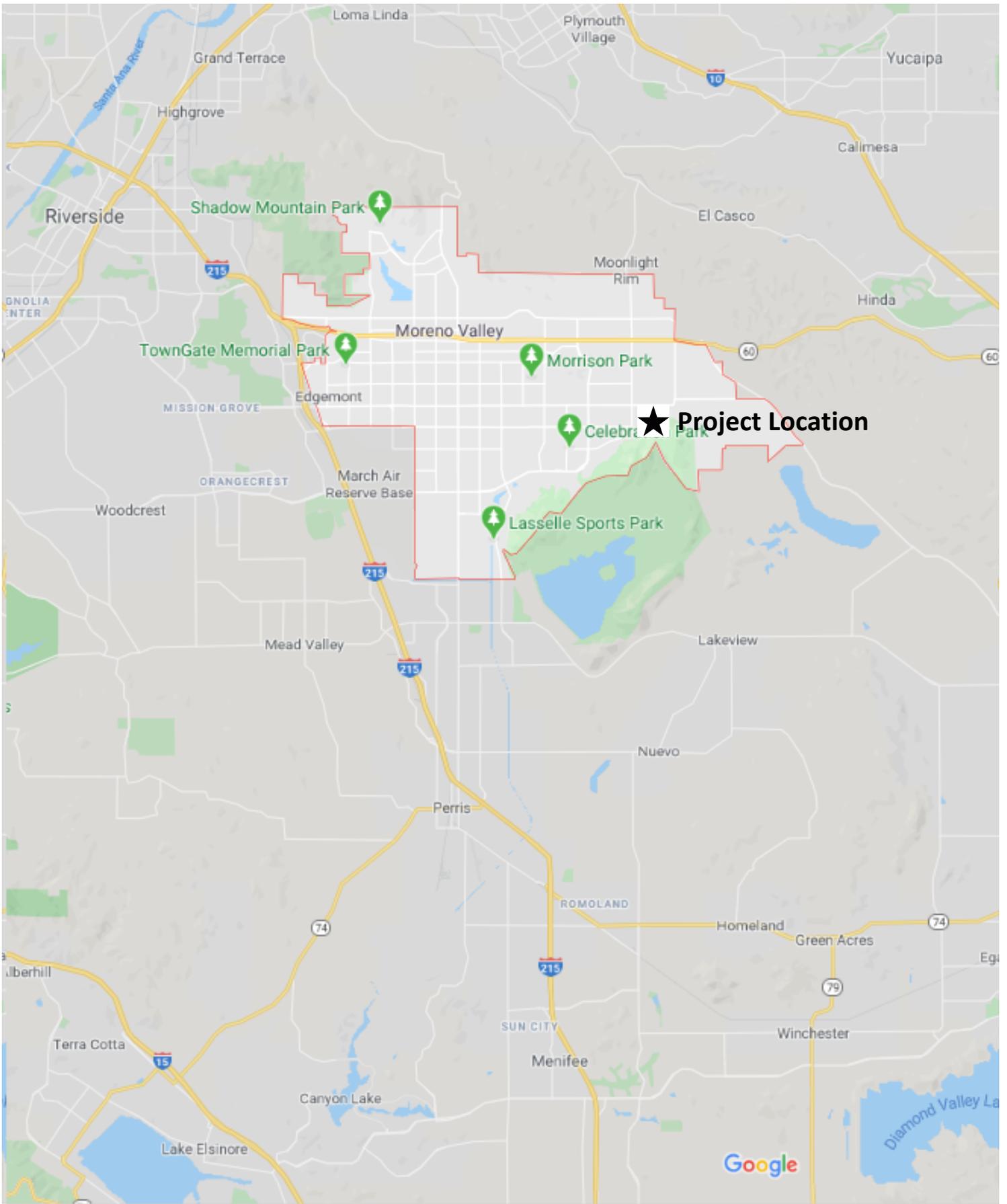
Exhibit 2 – Local Vicinity Map

Exhibit 3 – Existing and Proposed Land Use

Exhibit 4 – Existing and Proposed Zoning

Exhibit 5 – Tentative Parcel Map

Exhibit 6 – Overall Site Plan



**Exhibit 1 - Regional Location Map**  
City of Moreno Valley  
*Merwin Property Project*



not to scale



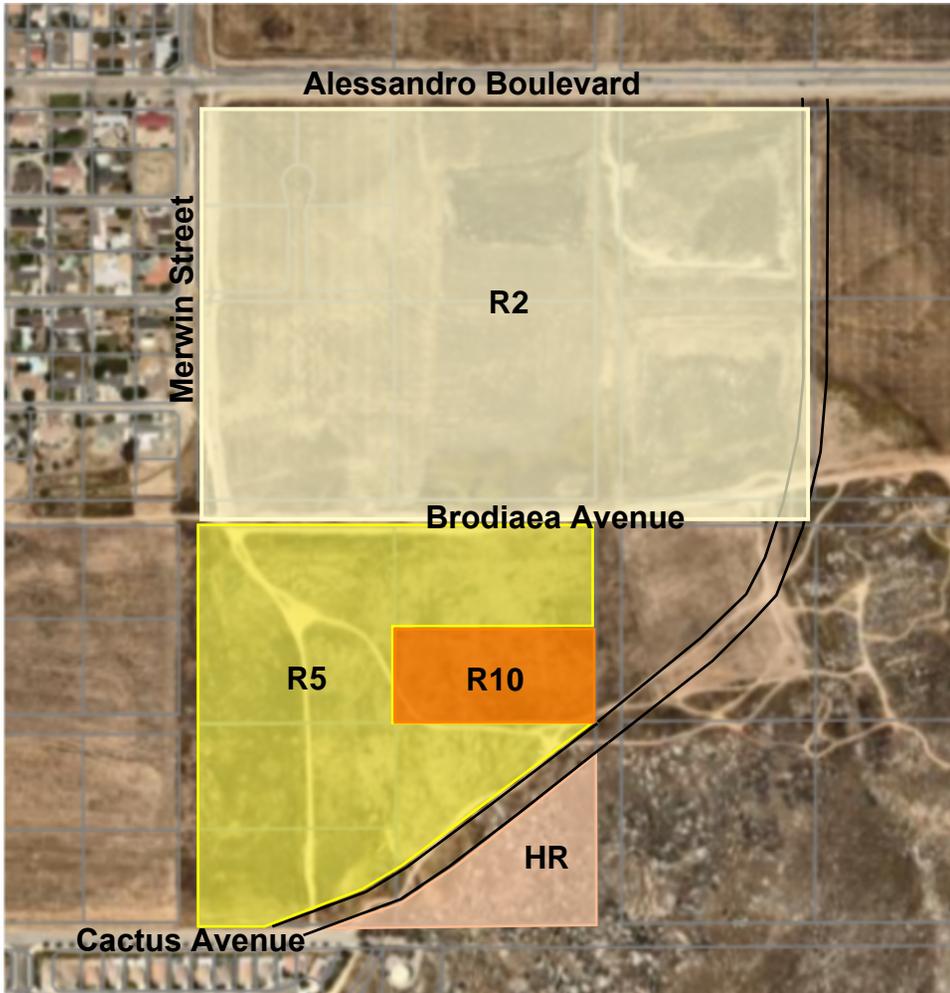
Source: Google Maps

**Exhibit 2 - Local Vicinity Map**  
City of Moreno Valley  
*Merwin Property Project*

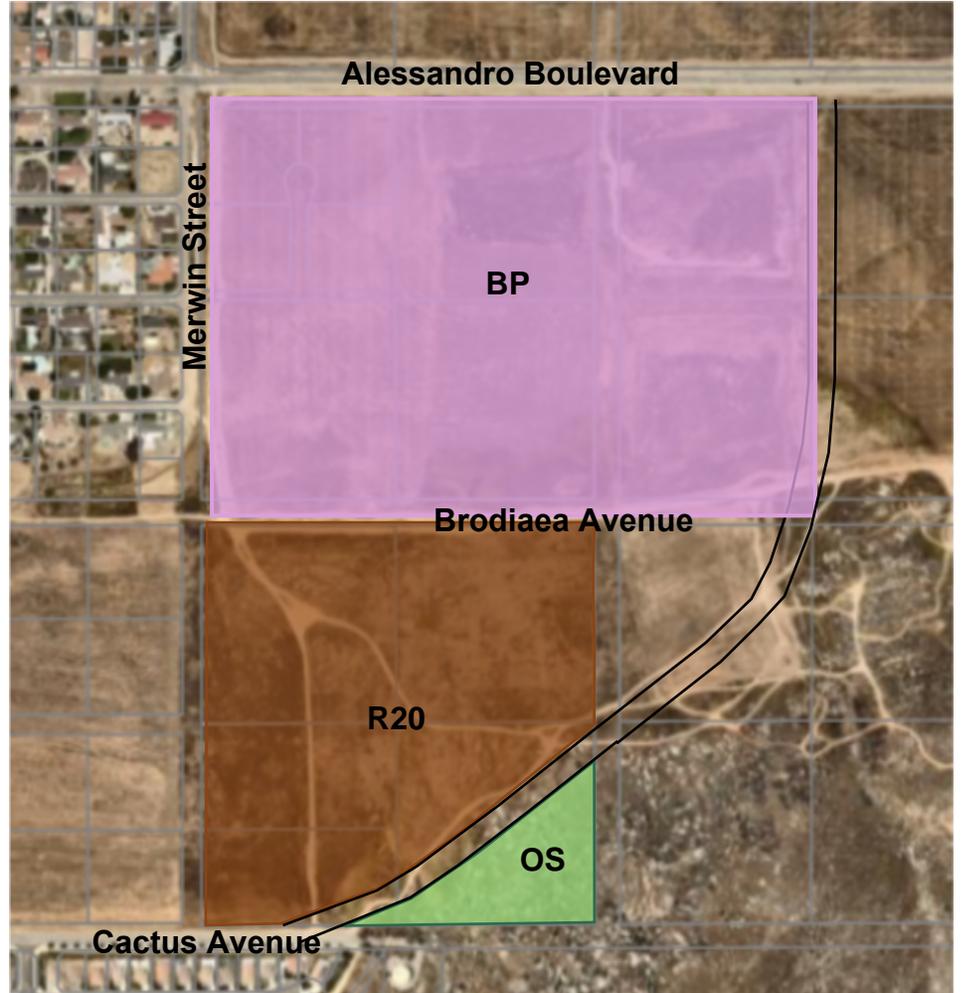


**Kimley»Horn**

**Existing Land Use**



**Proposed Land Use**



- R10 Residential (R10)
- R2 Residential (R2)
- Hillside Residential (HR)
- R5 Residential (R5)

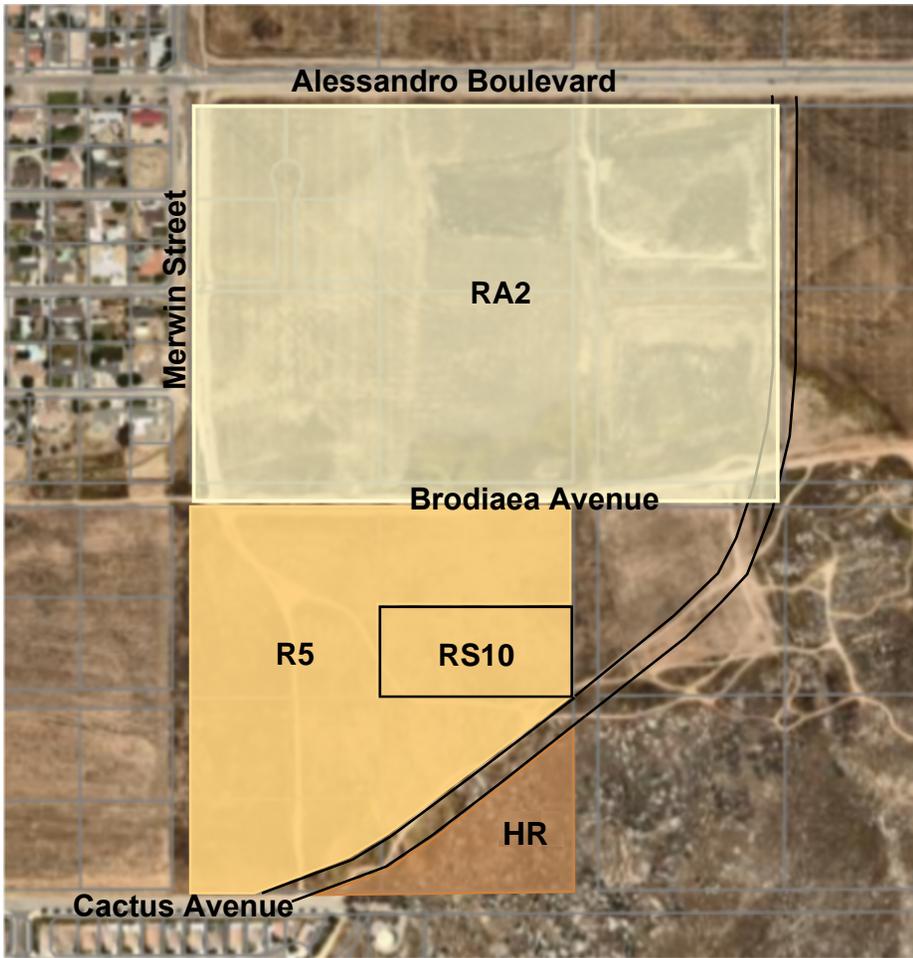
- Parks/Open Space (OS)
- Business Park/Light Industrial (BP)
- R20 Residential (R20)

Source: City of Moreno Valley. (2022). Land Use Map

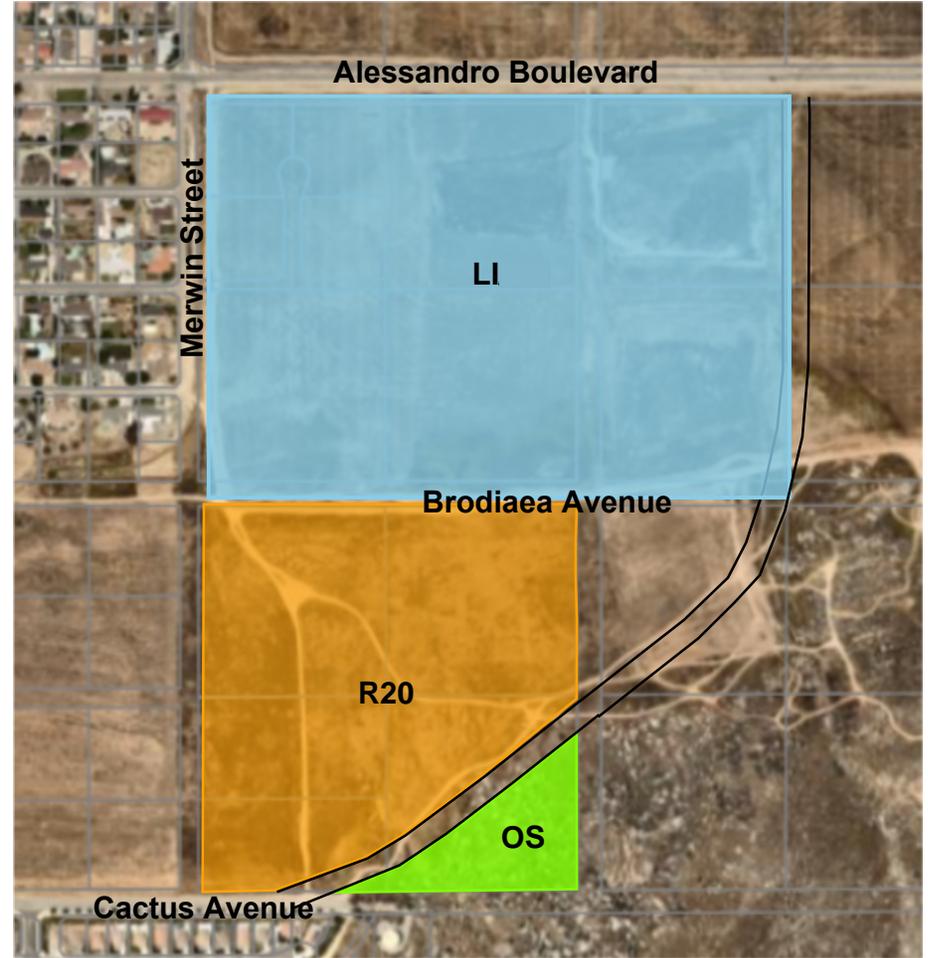
**Exhibit 3 - Existing and Proposed Land Use**  
 City of Moreno Valley  
 Merwin Property Project



**Existing Zoning**



**Proposed Zoning**



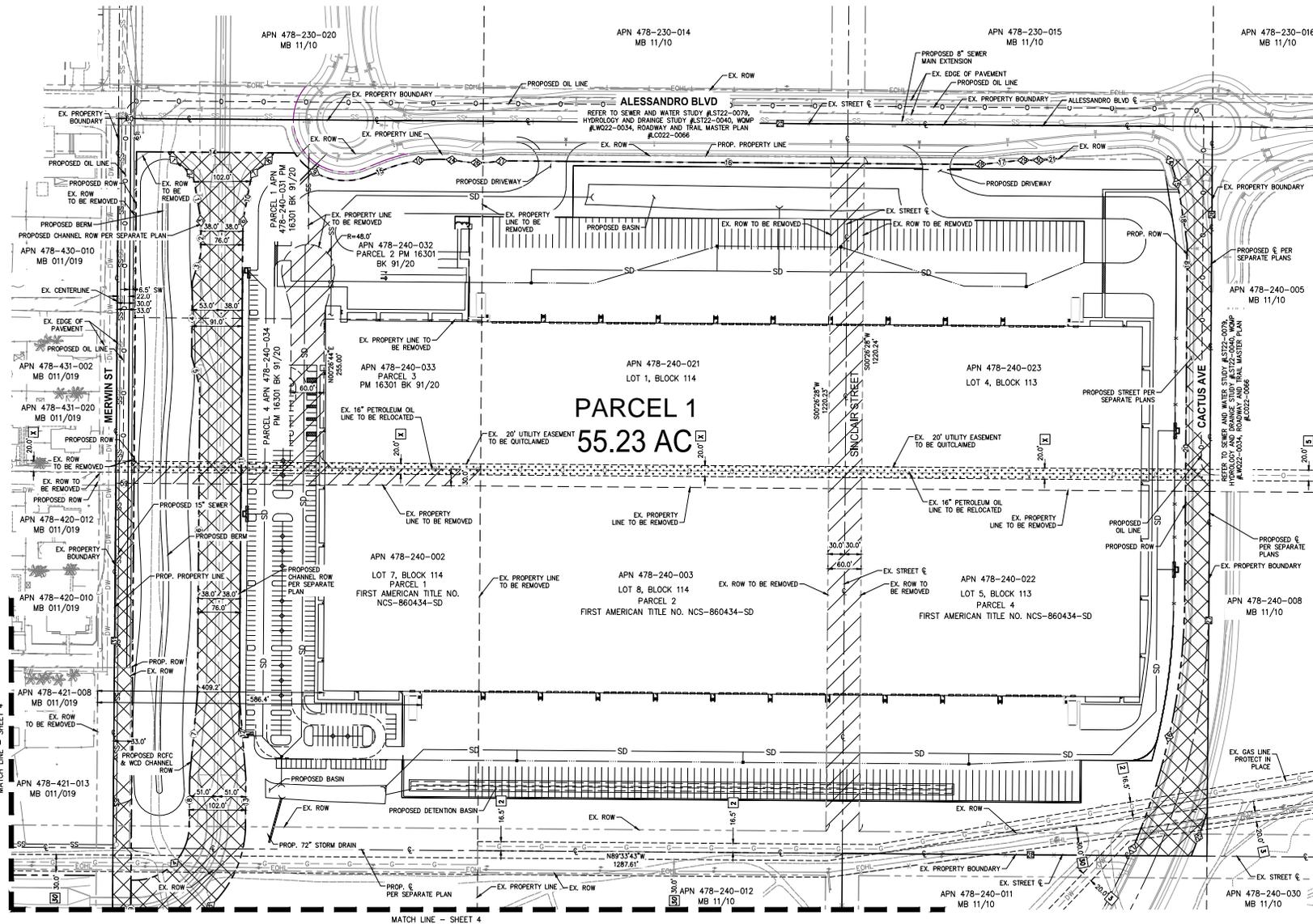
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|--|--|
|  Residential Single-Family 10 District (RS10) |  Residential Agriculture District (RA2) |
|  Hillside Residential District (HR)           |  Residential 5 District (R5)            |

- |  |  |
|--|--|
|  Open Space District (OS) |  Light Industrial District (LI) |
|  |  Residential 20 District (R20)  |

Source: City of Moreno Valley. (2022). Zoning Map

**Exhibit 4 - Existing and Proposed Zoning**  
 City of Moreno Valley  
 Merwin Property Project





PARCEL AREA TABLE:

LAND USAGE	AREA (AC)
PARCEL 1	60.03
PARCEL 2	40.02
AREA TO BE DEDICATED	9.29
AREA TO BE VACATED	2.73
NET AREA	87.62
GROSS TOTAL	100.05

LEGEND

	PROPERTY LINE		EX. OIL LINE
	EX. LOT LINE		PROP. PRIVATE SEWER
	PROP. PROPERTY LINE		PROP. PRIVATE SD
	EASEMENT LINE		PROP. PUBLIC OIL
	PROP. RIGHT OF WAY		AREA TO BE DEDICATED
	EX. RIGHT OF WAY		AREA TO BE VACATED
	EX. STREET CENTERLINE		EASEMENT TO BE QUITCLAIMED
	EX. ELECTRICAL OVER HEAD LINE		
	EX. DOMESTIC WATER LINE		

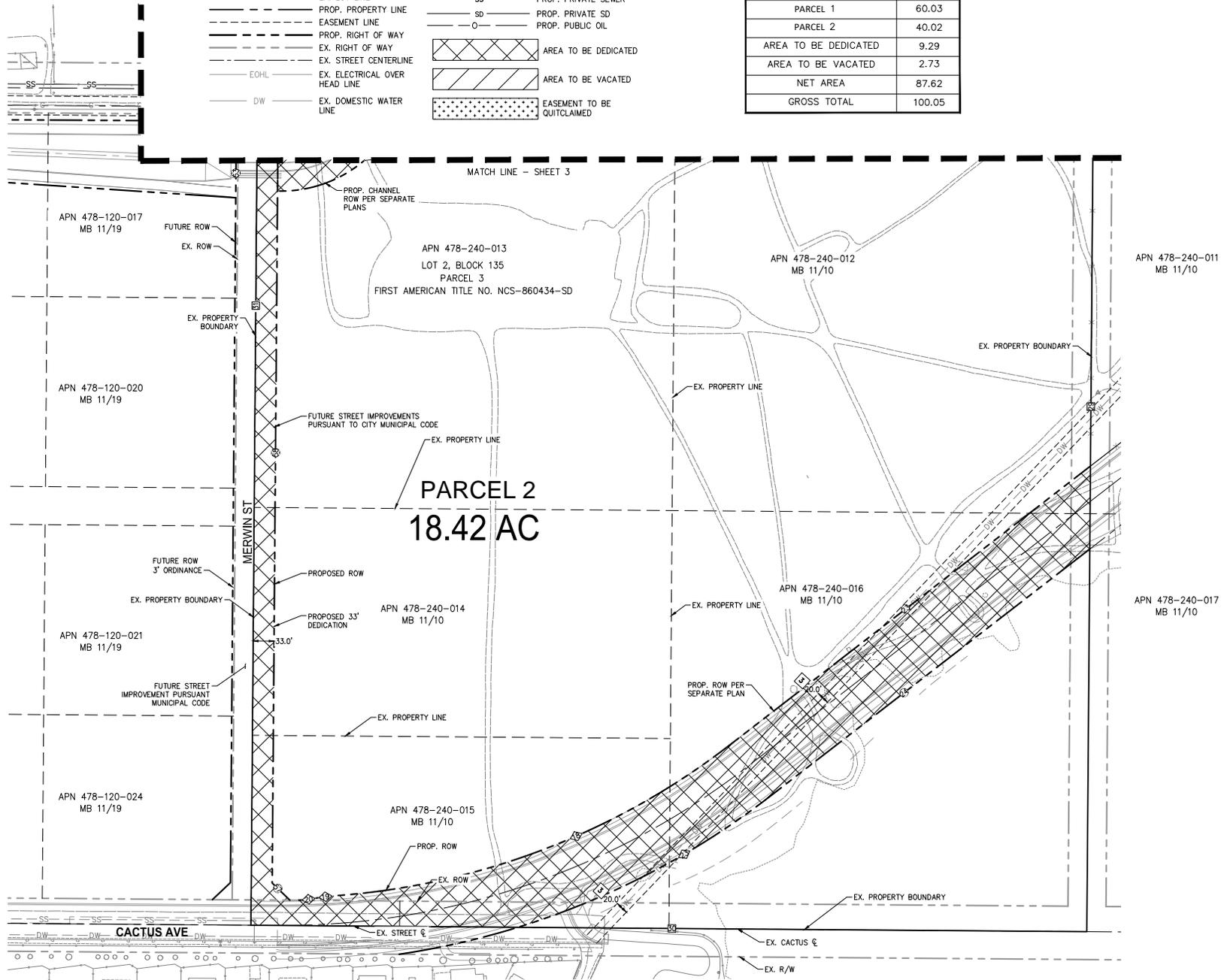
Source: Kimley-Horn, 2023

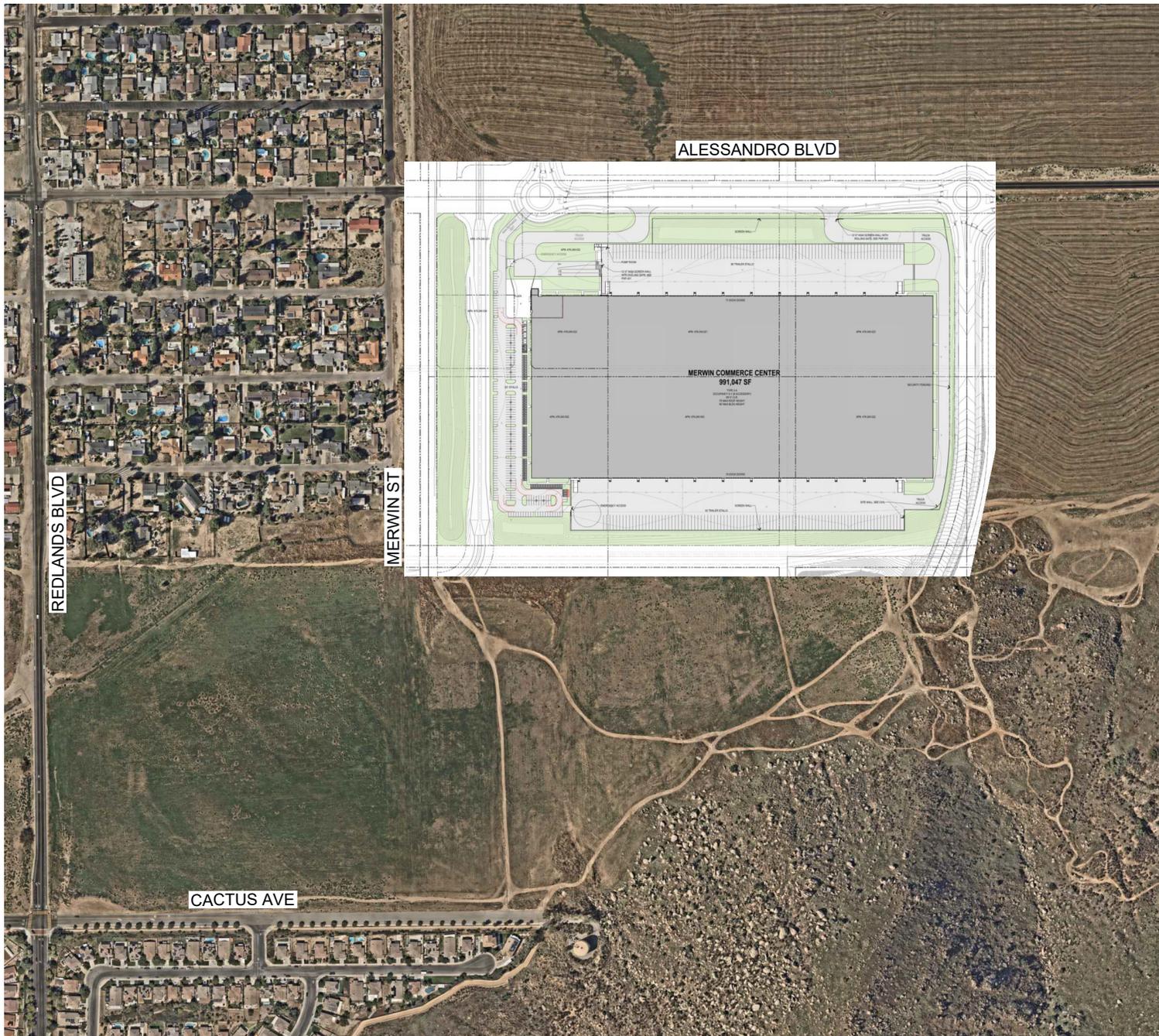
**LEGEND:**

—	PROPERTY LINE	○	EX. OIL LINE
- - -	EX. LOT LINE	SS	PROP. PRIVATE SEWER
- · - · -	PROP. PROPERTY LINE	SD	PROP. PRIVATE SD
- · - · -	EASEMENT LINE	○	PROP. PUBLIC OIL
- · - · -	PROP. RIGHT OF WAY	▨	AREA TO BE DEDICATED
- · - · -	EX. RIGHT OF WAY	▩	AREA TO BE VACATED
- · - · -	EX. STREET CENTERLINE	· · · · ·	EASEMENT TO BE QUITCLAIMED
- · - · -	EX. ELECTRICAL OVER HEAD LINE		
- · - · -	EOHL		
- · - · -	DW		
- · - · -	EX. DOMESTIC WATER LINE		

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**Exhibit 6 - Overall Site Plan**  
City of Moreno Valley  
*Merwin Property Project*

