



NOTICE OF AVAILABILITY
Moreno Valley Logistics Center
DRAFT ENVIRONMENTAL IMPACT REPORT
P15-037

NOTICE IS HEREBY GIVEN that, pursuant to requirements of the California Environmental Quality Act (CEQA), the City of Moreno Valley has prepared a Draft Environmental Impact Report (DEIR) for the proposed Moreno Valley Logistics Center project. The project site is located south of Krameria Avenue, north of Cardinal Avenue, east of Heacock Street, and west of Indian Street in the City of Moreno Valley, Riverside County, California. The project site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

The proposed project includes the following applications:

Specific Plan Amendment P15-036 would amend the setback requirement between industrial and residential uses specified in the Moreno Valley Industrial Area Plan (MVIAP) (Specific Plan 208) as it pertains to the project site. The Specific Plan Amendment (SPA) proposes to reduce the minimum setback distance between industrial land uses on the project site and adjacent residential zoning from 300 feet to 100 feet in order to provide a consistent setback with the warehouse building already constructed immediately north of the project site, and to add the requirement for a contiguous enhanced landscaping zone that is at least 50 feet wide within the 100-foot setback area.

Tentative Parcel Map PA15-0018 would consolidate three (3) parcels on an approximately 73.4-gross-acre portion of the project site into two (2) parcels. Proposed Parcel 1 would contain approximately 62.6 net acres and proposed Parcel 2 would contain approximately 6.9 net acres. In addition, the Tentative Parcel Map identifies areas of public road dedication and vacation and the sizes and locations of proposed utility infrastructure improvements.

Plot Plans PA15-0014, PA15-0015, PA15-0016, and PA15-0017 provide detailed site plans for proposed Buildings 1, 2, 3, and 4. Each plot plan application includes a site plan, architectural plans, and landscape design. Building 1 would be constructed with a maximum of 1,351,763 s.f. of total floor space. Building 2 would be constructed with a maximum of 122,275 s.f. of total floor space. Building 3 would be constructed with a maximum of 97,222 s.f. of total floor space. Building 4 would be constructed with a maximum of 164,920 s.f. of total floor space. Plot Plan (PA15-0015) also includes an alternate site plan that would omit Building 2 and construct a 166-space truck trailer parking lot in its place.

Analysis presented in the DEIR indicates that the proposed project would result in certain significant unavoidable adverse impacts to Air Quality, Greenhouse Gas Emissions, Land Use / Planning, and Transportation / Traffic, as described in detail within the DEIR. All other environmental effects evaluated in the DEIR are considered to be less-than-significant, or can be feasibly reduced with mitigation measures to less-than-significant levels.

The DEIR, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Fridays, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley, 14177 Frederick Street, Moreno Valley, CA 92553 during the 45-day comment period beginning July 22, 2016 and ending September 6, 2016. The documents also may be reviewed at the Moreno Valley Library, located at 25480 Alessandro Boulevard, Moreno Valley, California, or on-line at the City's web page, <http://www.moval.org/>.

If you wish to make comments on the DEIR, such comments must be submitted in writing and must be received at the City of Moreno Valley Community Development Department no later than the conclusion of normal business hours at 5:30 p.m. on September 6, 2016.

For additional information, please contact Julia Descoteaux, Associate Planner, at (951) 413-3209.

