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Planning Division**  
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Telephone: 951.413-3206  
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Date: March 29, 2022  
To: Responsible and Trustee Agencies/Interested Organizations and Individuals  
Subject: **Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

CITY OF MORENO VALLEY  
Community Development Department  
14177 Frederick Street  
PO Box 88005  
Moreno Valley, California 92552  
(951) 413-3209  
Contact: Julia Descoteaux  
[juliad@moval.org](mailto:juliad@moval.org)

**EIR Consulting Firm:**

T&B PLANNING, INC.  
3200 El Camino Real  
Suite 100  
Irvine, California  
(714) 505-6360  
Contact: David Ornelas

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

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice or April 28, 2022.

Please send your response to Ms. Julia Descoteaux 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:** Edgemont Commerce Center  
PEN21-0125 (Change of Zone), PEN21-0123 (Tentative Parcel Map), PEN21-0124 (Plot Plan)

**Location:** The Project Site is located in the western portion of the City of Moreno Valley, Riverside County, California. The Project Site is south Bay Avenue and west of Day Street. Refer to Figure 1. The Project Site comprises Assessor Parcel Numbers 263-230-001, 263-230-004, and 263-230-025.

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

- 1) **PEN21-0125 (Change of Zone)** would amend the City of Moreno Valley Zoning Map to change the zoning designation of existing Assessor Parcel Numbers 263-230-004 and 263-230-025 from “Business Park” to “Light Industrial.” The proposed Change of Zone is needed to develop a warehouse building that is larger than the 50,000 square feet (s.f.) that is allowed by right under existing zoning. Refer to Figure 2.
- 2) **PEN21-0123 (Tentative Parcel Map)** would consolidate existing Assessor Parcel Numbers 263-230-004 and 263-230-025 into a single legal parcel approximately 6.6 net acres in size (referred to as Lot 1).
- 3) **PEN21-0124 (Plot Plan)** provides a development plan for the Project Site, which is comprised of 7.4-net, non-contiguous acres. The Project Site is comprised of approximately 6.6 net acres located at the southwest corner of the Bay Avenue and Day Street intersection (Lot 1) and approximately 0.8 net-acre located south of Bay Avenue and approximately 650 west of Day Street. A warehouse distribution building is proposed to be developed on Lot 1. The proposed building provides 142,345 square feet of floor area (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 building is designed to be approximately 45.5 feet tall measured from the finished floor to the top of the highest parapet. Lot 2 is proposed for development with a passenger vehicle parking lot. The Project is a speculative development proposal; no occupant of the site has been identified and the Project is assumed to be operational 24 hours per day, 7 days per week. Refer to Figure 3.

## **ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR**

CEQA Guidelines Section 15063 grants Lead Agencies the ability to bypass preparation of an Initial Study and proceed with preparation of an EIR in instances where an EIR is clearly required for a project. In this instance, the City of Moreno Valley in its capacity as Lead Agency for the proposed project has determined that the Project clearly has the potential to result in significant environmental effects and that an EIR shall be prepared that addresses the following environmental considerations:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

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.

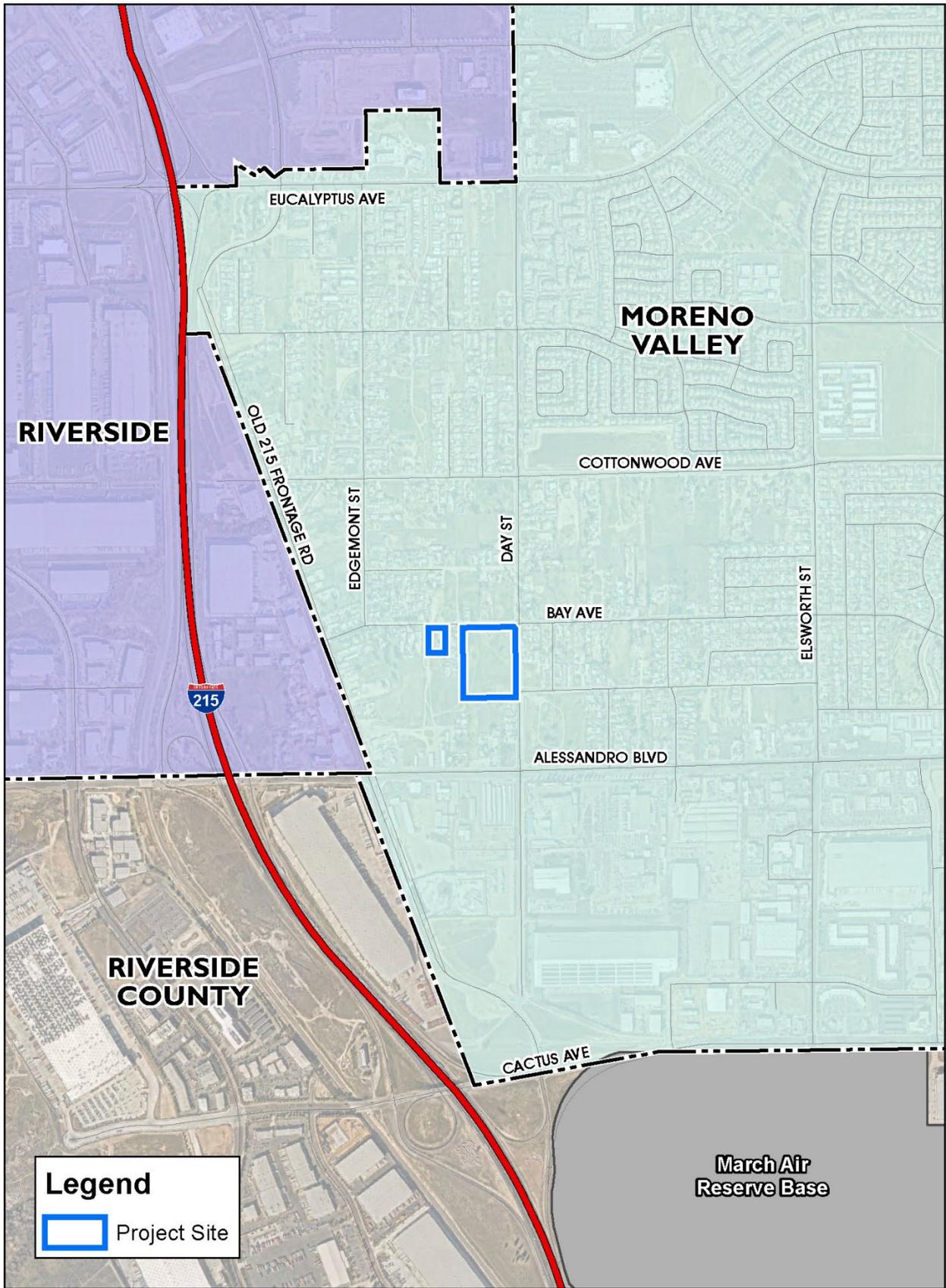
This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Moreno Valley in the EIR.

Please contact the Community Development Department, Planning Division at (951) 413-3209 if you have any questions.

Sincerely,

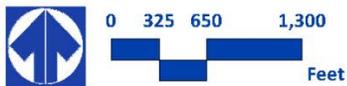
A handwritten signature in black ink that reads "Julia Descoteaux". The signature is written in a cursive, flowing style.

Julia Descoteaux  
Associate Planner

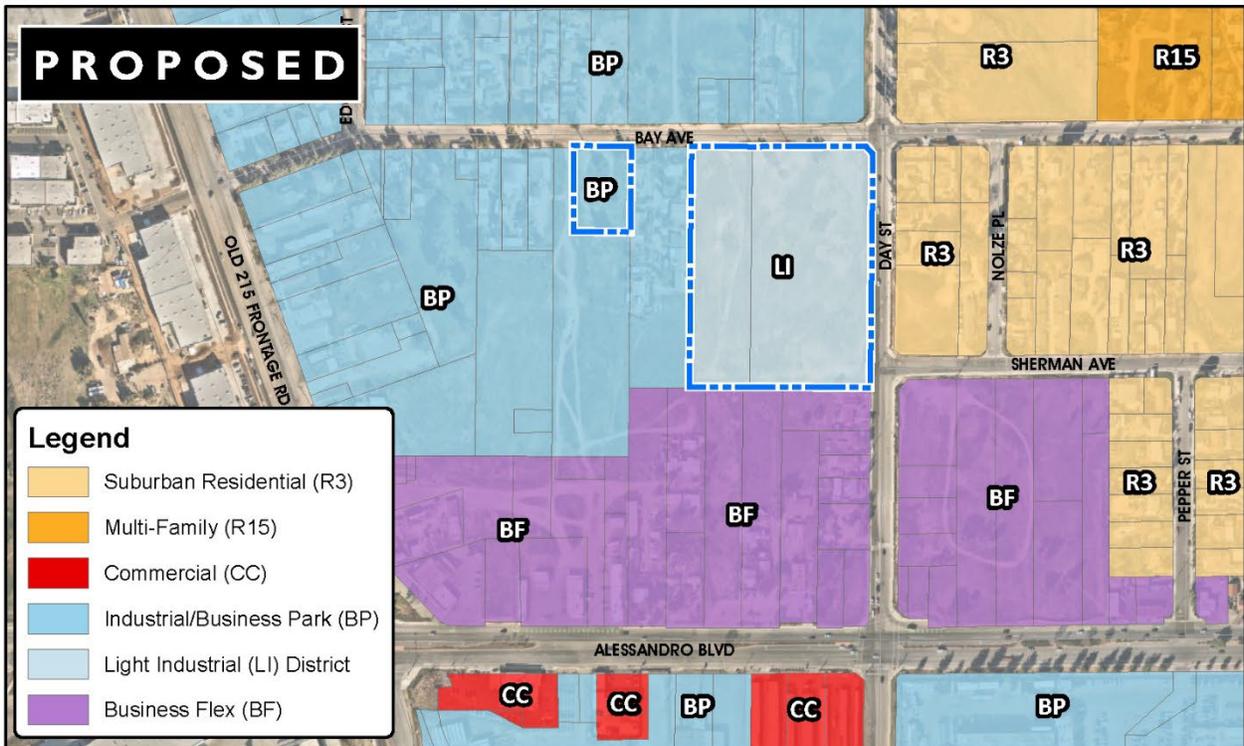
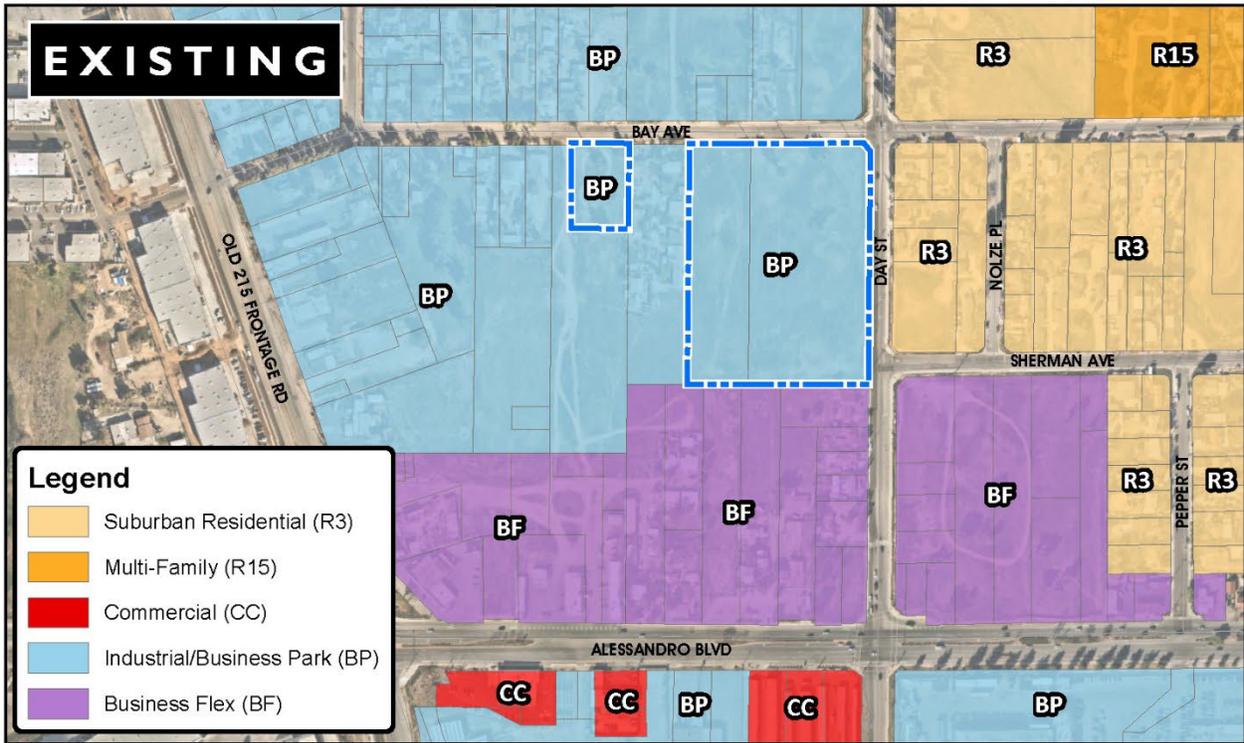


Source(s): ESRI, RCTLMA (2019)

Figure 1

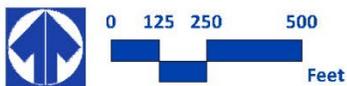


**Vicinity Map**



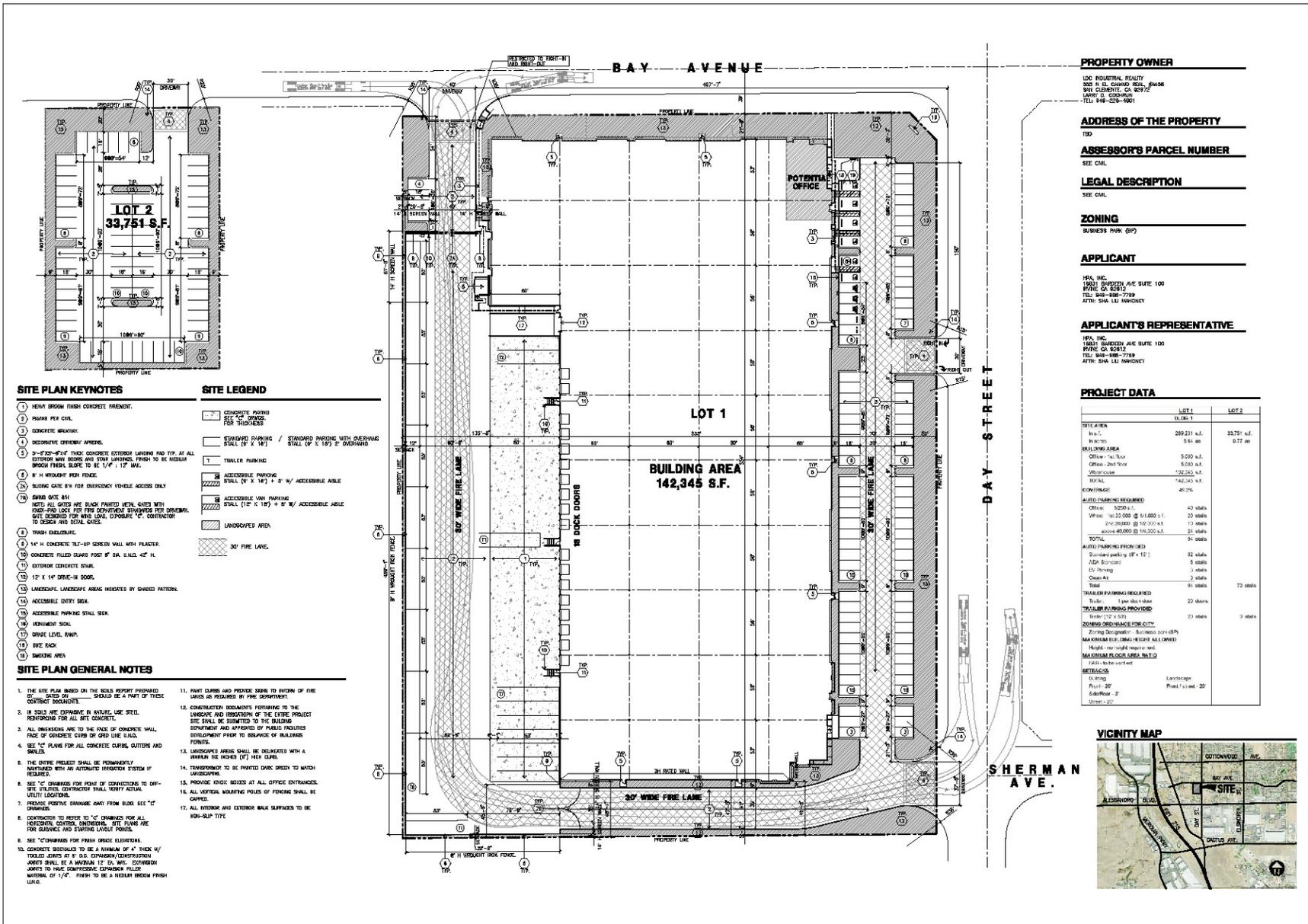
Source(s): ESRI, Nearmap (2021), RCTMLA (2021), City of Moreno Valley (2021)

Figure 2



**Zone Change (PEN21-0125)**

NOP (PEN21-0123, PEN21-0124, PEN21-0125)



Source(s): HPA (12-09-2021)

Figure 3



Proposed Plot Plan (PEN21-0124)

NOP (PEN21-0123, PEN21-0124, PEN21-0125)