

**Community Development Department
Planning Division**

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Date: September 5, 2023

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

Subject: **Notice of Preparation of an Environmental Impact Report for Bay & Day Commerce Center Project**

Lead Agency:

City of Moreno Valley
Community Development Department
14177 Frederick Street
PO Box 88005
Moreno Valley, CA 92553
Contact: Danielle Harper-Scott, Associate Planner
(951) 413-3224
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EIR Consulting Firm:

T&B Planning, Inc.
3200 El Camino Real, Suite 100
Irvine, CA 92602
Contact: David Ornelas
(714) 505-6360

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 Bay & Day Commerce Center ("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 October 5, 2023.

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: Bay & Day Commerce Center (PEN 23-0074, PEN 23-0075, PEN 23-0076)

Location: 9.95 acres at the southwest corner of Day Street and Bay Avenue, Moreno Valley, Riverside County, California. The Project Site comprises Assessor Parcel Numbers 263-230-001, -003, -004, -025. Refer to Figure 1.

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

- **PEN23-0074 (Plot Plan)** provides a development plan to develop the Project Site with a 193,745 square foot industrial 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 building is designed to be approximately 45.5 feet tall measured from the finished floor to the top of the highest parapet. The Project is a speculative development proposal; no occupant has been identified for the Project. For analysis purposes, the Project will be evaluated as a warehouse land use that is assumed to be operational 24 hours per day, 7 days per week. Refer to Figure 2.
- **PEN23-0075 (Tentative Parcel Map)** proposes to consolidate existing Assessor Parcel Numbers (APNs) 263-230-001, -003, -004, -025 into a single legal parcel with an approximate area of 9.6 net acres.
- **PEN23-0076 (Change of Zone)** proposes to amend the City of Moreno Valley Zoning Map to change the zoning designation for the Project Site from “Business Park” to “Light Industrial.” Although the land use proposed by the Project is allowed under the existing zoning designation for the Project Site, a Change of Zone is required to develop a building that is larger than the 50,000 square feet that is allowed by right under existing zoning. Refer to Figure 3.

PROJECT SETTING

The Project Site is in the City of Moreno Valley, which is located in western Riverside County, California. The City of Moreno Valley is situated north of the City of Perris, northwest of the City of Hemet, west of the City of Beaumont, east of the City of Riverside, and northeast of the unincorporated Riverside County communities of Mead Valley and Woodcrest.

The Project Site abuts the west side of Day Street and the south side of Bay Avenue, and is located approximately 650 feet north of Alessandro Boulevard. Three of the four parcels comprising the Project Site are vacant, undeveloped, and fenced. There are no existing structures on the vacant, undeveloped parcels and these parcels are regularly disced for weed abatement and contain a mixture of disturbed land and non-native grassland, with a few scattered non-native trees. The one developed parcel within the Project Site, which comprises approximately 2.3 acres in the north-central portion of the Site, contains seven detached single-family dwelling units and multiple outbuildings. Refer to Figures 4 and 5.

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 | • Mineral Resources |
| • Agriculture and Forestry Resources | • Noise |
| • Air Quality | • Population and Housing |
| • Biological Resources | • Public Services |
| • Cultural Resources | • Recreation |
| • Energy | • Transportation |
| • Geology and Soils | • Tribal Cultural Resources |
| • Greenhouse Gas Emissions | • Utilities and Service Systems |
| • Hazards and Hazardous Materials | • Wildfire |

- Hydrology and Water Quality
- Land Use and Planning
- 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 September 20, 2023, at 6:00 PM at the Moreno Valley City Hall (City Council Chambers), 14177 Frederick Street, Moreno Valley, California 92552.

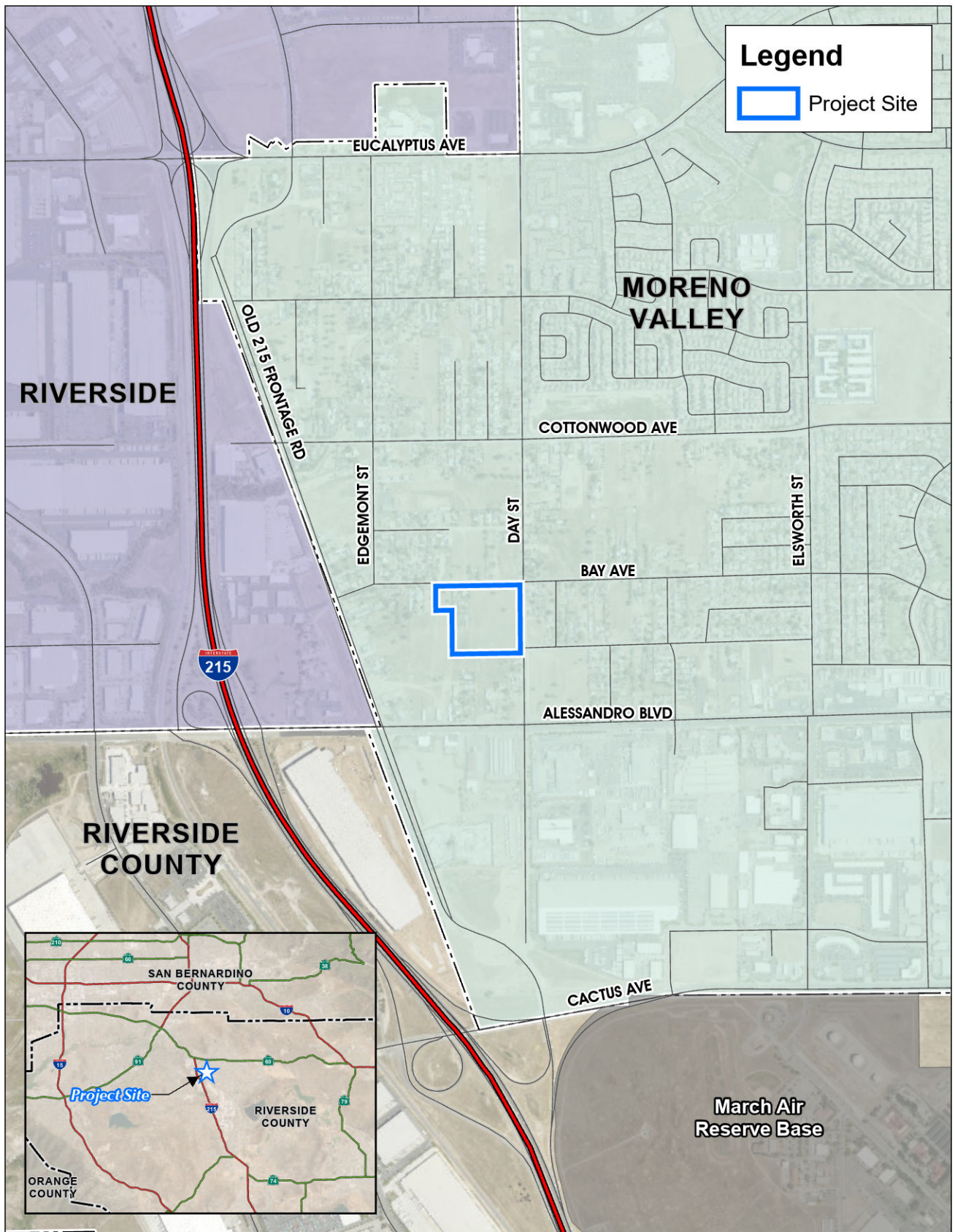
Please contact the Community Development Department, Planning Division at (951) 413-3206 if you have any questions.

Sincerely,

Sean P. Kelleher
Community Development Director

Enclosures:

- Figures 1 – Location Map
- Figures 2 – Site Plan
- Figures 3 – Change of Zone
- Figures 4 – Aerial Photograph
- Figures 5 – Site Photos

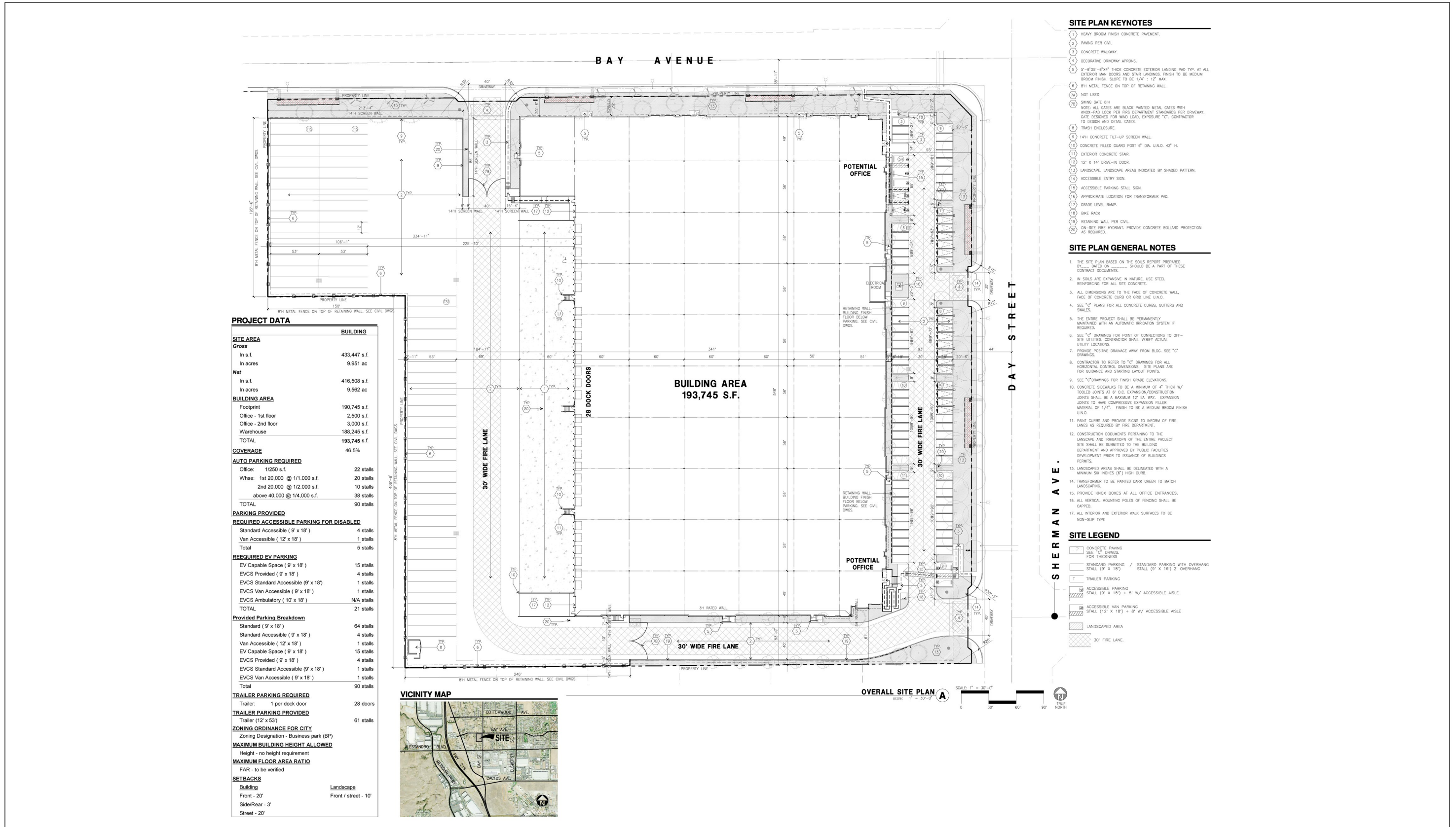


Source(s): Esri, RCIT (2023)

Figure 1

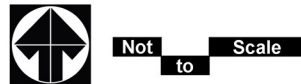


Location Map

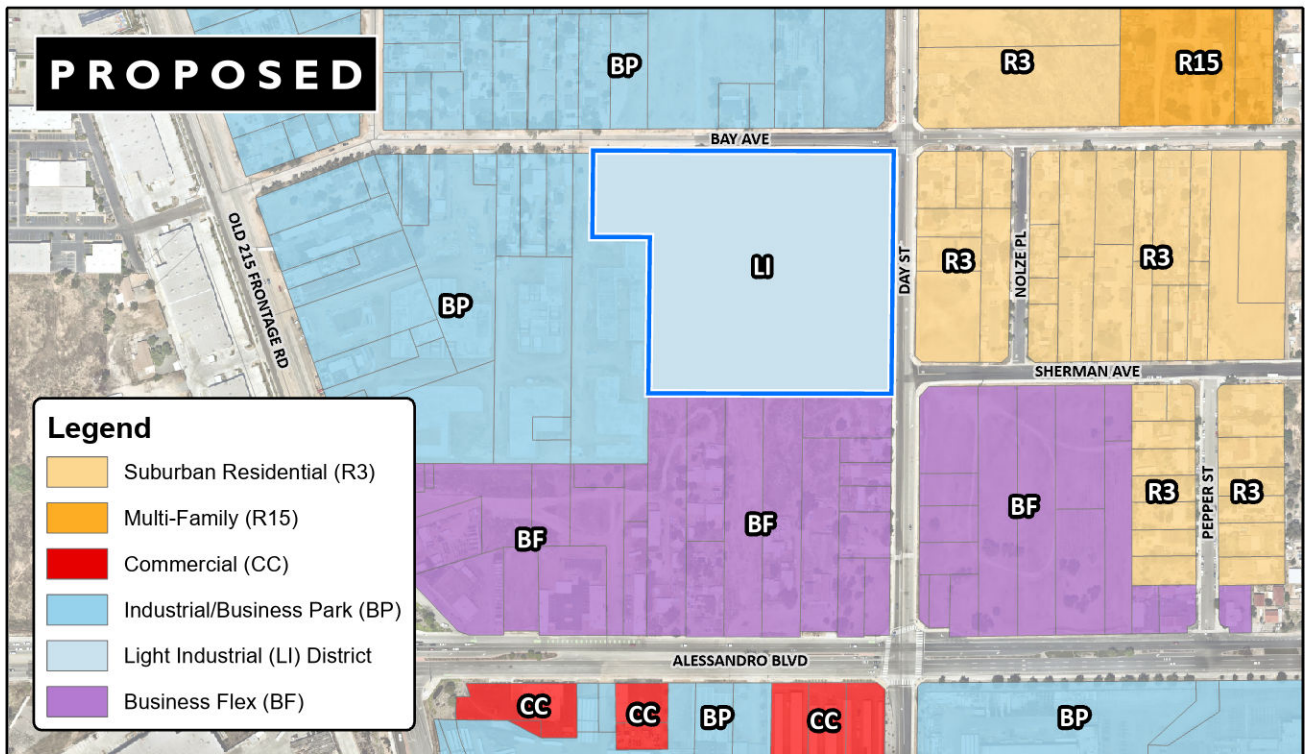
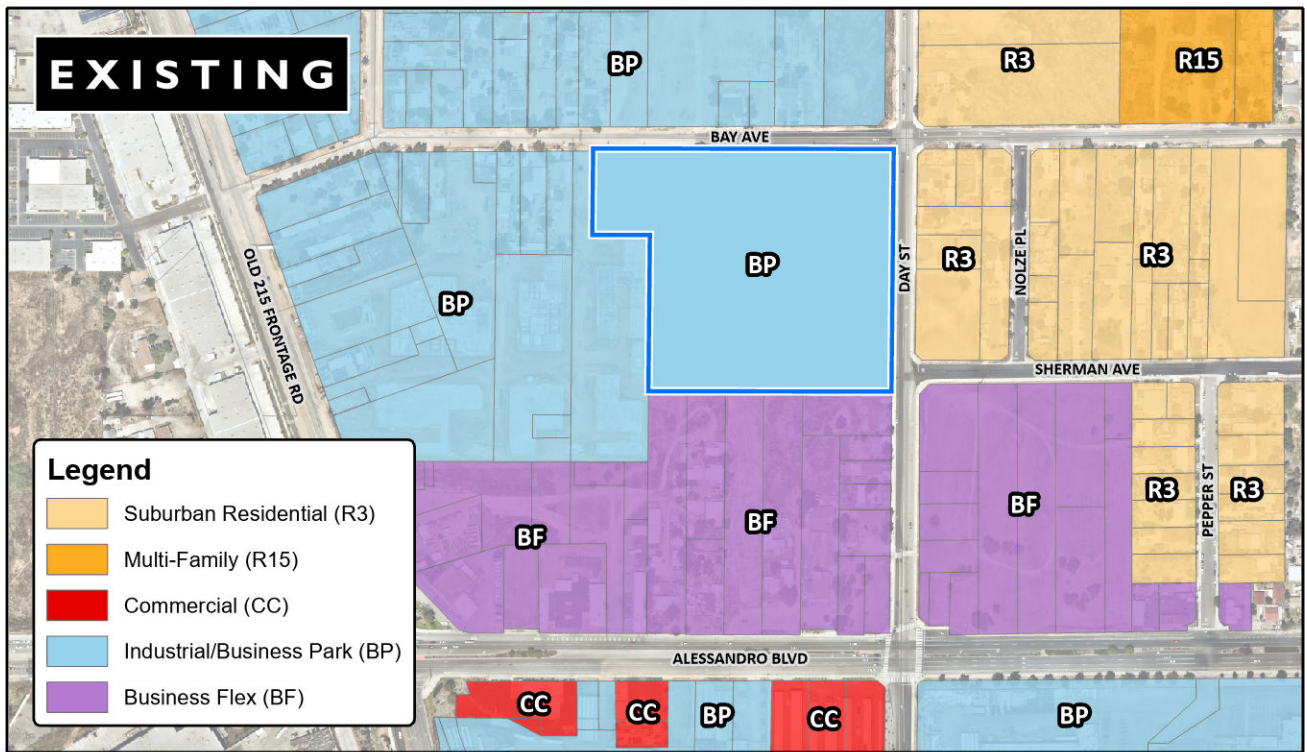


Source(s): HPA (July 2023)

Figure 2



Site Plan



Source(s): City of Moreno Valley (2021), Nearmap (2023), Esri, RCIT (2023)

Figure 3

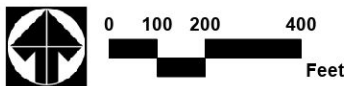


Change of Zone



Source(s): Esri, Nearmap (2023), RCIT (2023)

Figure 4



Aerial Photograph

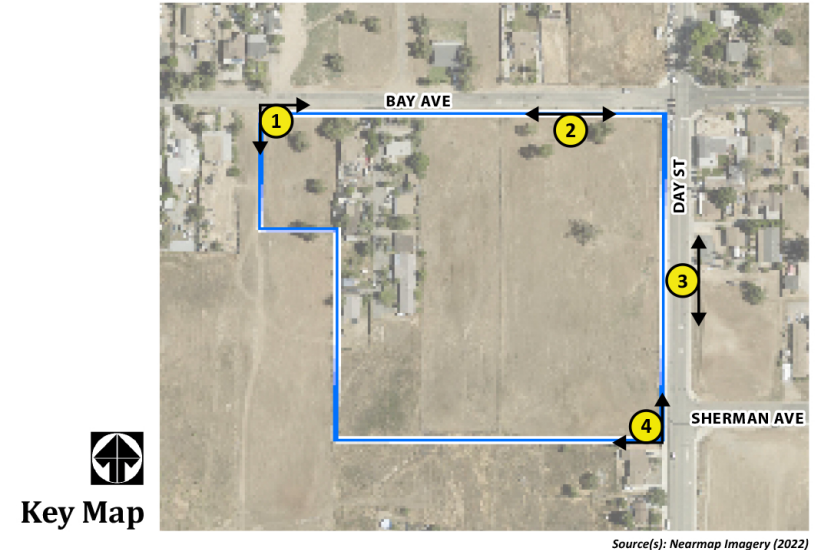


Figure 5

Not to Scale

Site Photographs