

**CITY OF MORENO VALLEY
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Moreno Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which supports the proposed findings, are on file at the City of Moreno Valley.

Project: Plot Plan PEN21-0079 (PEN20-0162, PEN20-0163)
Applicant: LDC Industrial Realty, LLC
Owner: City of Moreno Valley
Representative: HPA, Inc.
Location: Northeast corner of the intersection of Alessandro Boulevard and Day Street (APNs: 291-191-007 through -013, and -025 through -029)
Proposal: A request to develop an approximately 8.2 gross-acre (7.8 net-acre) property with a 164,187 square foot light industrial building.
Council District: 1

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley as the Lead Agency has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project as described below.

Project Description: The Project consists of a proposal for a Plot Plan (PEN20-0162) that provides for the development of one 164,187 square foot light industrial building. The proposed Project design includes a loading area, auto parking areas, landscaping, signage, lighting, and off-site improvements. The Project also includes the construction of an off-site public storm drain segment and an upgraded water pump for the Box Springs Municipal Water Company.

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration, 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 Friday, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>

Potential Environmental Impacts: The City of Moreno Valley has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period for the Initial Study/Mitigated Negative Declaration which begins June 16, 2022, and ends July 6, 2022. Written comments on the Initial

Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 20-day review period, 5:30 p.m. on July 6, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Julia Descoteaux, Senior Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552 Phone: (951) 413-3206
Email: juliad@moval.org

	Press-Enterprise	June 16, 2022
Sean Kelleher Planning Official Community Development Department	Newspaper	Date of Publication

**CITY OF MORENO VALLEY
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING AND
ENVIRONMENTAL NOTICE TO ADOPT A MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the date and time set forth below:

Project: Plot Plan PEN20-0162 (PEN21-0079)
Applicant: LDC Industrial Realty, LLC
Property Owner: Housing Authority
APN: 291-191-007-013 and 025-029
Location: NEC of Alessandro Boulevard and Day Street.
Proposal: A request to develop an approximately 8.2 gross-acre (7.8 net-acre) property with a 164,187 square foot light industrial building.

Environmental Determination: The project has been evaluated against the criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines and staff has determined that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project.

The Draft Initial Study/Mitigated Negative Declaration was circulated for public review by responsible and trustee agencies and other interested parties for a review period commencing June 16, 2022, through July 6, 2022. The documents can be obtained in electronic format via email by request. The final document may be inspected by appointment at the Community Development Department at 14177 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, 7:30 a.m. to 4:30 p.m. Friday).

PUBLIC TESTIMONY: All interested parties will be provided an opportunity to submit oral testimony during the Public Hearing and/or provide written testimony during or prior to the Public Hearing. The application file and related environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California by calling (951) 413-3206 during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday, and 7:30 a.m. to 4:30 p.m., Friday).

PLEASE NOTE: The Planning Commission may consider and approve changes to the proposed items under consideration during the Public Hearing.

GOVERNMENT CODE § 65009 NOTICE: If you challenge any of the proposed actions taken by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised during the Public Hearing described in this notice, or in written correspondence delivered to the Planning Division of the City of Moreno Valley during or prior to the Public Hearing.

ACCESSIBILITY: Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to James Verdugo, ADA Coordinator, at (951) 413-3350 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Date and Time: July 14, 2022 at 7:00 p.m.
Location: City Hall Council Chamber
14177 Frederick Street, Moreno Valley, CA 92553
Planner: Julia Descoteaux Senior Planner
Contact: (951) 413-3206 or juliad@moval.org

	Press-Enterprise	July 1, 2022
Sean P. Kelleher	Newspaper	Date of Publication
Planning Official, Community Development Department		