

CITY OF MORENO VALLEY

NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)

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:	General Plan Amendment (PEN20-0118); Change of Zone (PEN20-0119); Tentative Parcel Map No. 37944 (PEN20-0120); and Plot Plans (PEN20-0121 and PEN20-0124)
Applicant:	CDRE Holdings 17 LLC
Owner:	Moreno Valley Centerpointe, LLC
Representative:	MIG, Inc
A.P.Ns.:	297-170-002 and -003
Location:	South of Alessandro Blvd. between Frederick St. and Graham St.
Proposal:	A request to develop an approximately 17.7-acre property with two light industrial buildings with a total combined building floor area of 389,603 square feet, which includes the mezzanines.
Council District:	1

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

Project Description: The Project consists of a proposal for a General Plan Amendment from Commercial to Business Park (PEN20-0118); a Change of Zone from Community Commercial to Light Industrial (PEN20-0119); a Tentative Parcel Map No. 37944 (PEN20-0120); and two Plot Plans (PEN20-0121 and PEN20-0124) that provide for the development of two light industrial buildings with a total combined building floor area of 389,603 square feet which includes the mezzanines. The Project also would include cargo loading areas at each building (within an enclosed truck court with loading docks on the south sides of the proposed buildings), parking areas, landscaping, signage, and lighting.

Location: The Project site is located in western Riverside County, within the City of Moreno Valley, south side of Alessandro Boulevard, east of Frederick Street and west of Graham Street. The Project site encompasses Riverside County Assessor Parcel numbers (APNs) 297-170-002 and -003. The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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.

Public Review and Comment Deadline: Copies of the Initial Study/Mitigated Negative Declaration are available at the Planning Division at the address listed below. Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public review period for the Initial Study/Mitigated Negative Declaration which begins July 26, 2021, and ends August 25, 2021. 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 30-day review period, 5:30 pm on August 25, 2021. Written comments on the Initial Study/Mitigated

Negative Declaration should be addressed to:

Julia Descoteaux, Associate Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552 Phone: (951) 413-3209
Email: juliad@moval.org

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 at the Moreno Valley Library, located at 25480 Alessandro Boulevard, Moreno Valley, California or on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>

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