

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 **ENVIRONMENTAL CHECKLIST**, which support the proposed findings, are on file at the City of Moreno Valley.

Item: Old 215 Industrial Business Park Project - PEN21-0105 (Master Plot Plan and Building A) and PEN21-0106, PEN21-0107, PEN21-0108, PEN21-0109, and PEN21-0110 (Plot Plans for Buildings B through F)

Applicant: Phelan Industrial

Owner: Various Owners

APNs.: 263-220-004, -008, -009, -017, -018, -023, -027, -028, -029, and 263-230-002

Location: The Project is located on the east side of Old 215 Frontage Road and south of Bay Avenue. The Project abuts Bay Avenue at two locations, and varies in distance from Bay Avenue along the northerly boundary of the Project. At the intersection of the Old 215 Frontage Road and Bay Avenue, the Project is located approximately 300 feet to the south of Bay Avenue.

Proposal: Construction of a 197,055 square foot light industrial park consisting of six (6) concrete tilt-up buildings on 11.2 acres of partially-developed land.

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 Old 215 Industrial Business Park Project as described below:

Project Description: The Project consists of proposed Plot Plans (PEN21-0105, PEN21-0106, PEN21-0107, PEN21-0108, PEN21-0109, and PEN21-0110) to allow demolition of one residence and a commercial building used as a tire shop, and to construct a new light industrial / business park with six (6) concrete tilt-up buildings. The American Legion building will remain and parking for the building is provided consistent with the City's parking requirements. The buildings will be one story structures ranging in size from 23,289 square feet to 49,994 square feet with warehousing use and related truck / loading dock areas. Each building will provide for a "future" office area ranging in size from 2,500 square feet to 4,000 square feet. The Project includes 223 off-street parking spaces and 22 trailer parking stalls throughout the site with common-area landscaping, fencing, and lighting. Off-site improvements include replacement of a section of the water main line within the Bay Avenue right-of-way. In addition, installation of onsite water lines will be installed that would either connect to a new, proposed 12-inch diameter water line in Bay Avenue, or connect to the recently installed, existing water main in Old 215 Frontage Road. The improvements will also include construction of road-widening and connecting/transition pavement, new curb and gutter, sidewalks and related improvements along all of the site frontage of Old 215 Frontage Road and Bay Avenue, including the American Legion property frontage.

Location: The Project site is located on the east side of Old 215 Frontage Road, approximately 300 feet south of Bay Avenue, but varies in distance from Bay Avenue easterly of the intersection. The Project is located in Moreno Valley, Riverside County, California (Assessor Parcel numbers (APNs)

263-220-004, -008, -009, -017, -018, -023, -027, -028, -029, and 263-230-002). 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 City Hall - Planning Division at the address listed below. Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period for the Initial Study/Negative Declaration, which begins February 23, 2022, and ends March 15, 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 pm on March 15, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Luis Lopez, Contract Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552
Phone: (951) 413-3201
Email: LuisL@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.

/s/ Sean P. Kelleher	Press-Enterprise	February 23, 2022
Sean P. Kelleher	Newspaper	Date of Publication
Planning Official		
Community Development Department		