

**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:

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