

**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 (PEN22-0144)
Applicant/Owner: Paul Loubet, First Industrial Realty Trust, Inc.
APN: 297-130-036
Location: 14050 Day Street midway between Alessandro Boulevard and Cactus Avenue in the City of Moreno Valley, California
Proposal: The applicant is requesting approval of the following entitlement: Plot Plan (PEN22-0144) for the construction and operation of an approximately 164,968 SF industrial, non-refrigerated warehouse distribution facility, which includes 3,500 SF of office space and 3,500 SF of mezzanine office space on the approximate 8.62-acre (gross) site.
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 proposed First Industrial Warehouse at Day Street Project involves the demolition of an approximately 63,000 SF building and the construction and operation of an approximately 164,968 SF industrial, non-refrigerated warehouse distribution facility, which includes 3,500 SF of office space and 3,500 SF of mezzanine office space on the approximate 8.62-acre (gross) site, of which approximately 0.61 acres is existing public right of way (ROW), for a net site area of approximately 8.01-acres

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 September 8, 2023, and ends September 28, 2023. 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 September 28, 2023. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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	Press-Enterprise	September 8, 2023
Sean Kelleher Community Development Director Community Development Department	Newspaper	Date of Publication