



**NOTICE OF AVAILABILITY  
BAY & DAY COMMERCE CENTER PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT  
PEN23-0074, PEN23-0075, PEN23-0076  
SCH NO. 2023090050**

NOTICE IS HEREBY GIVEN that, pursuant to requirements of the California Environmental Quality Act (CEQA), the City of Moreno Valley has prepared a Draft Environmental Impact Report (DEIR) for the proposed Bay & Day Commerce Center Project (Project). The Project Site is located south of Bay Avenue, west of Day Street, and approximately 650 feet north of Alessandro Boulevard in the City of Moreno Valley, Riverside County, California. The Project Site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

The proposed Project includes the following applications:

**Change of Zone (PEN23-0076)** proposes to amend the City of Moreno Valley Zoning Map to change the zoning designation for the Project Site from “Business Park District (BP)” to “Light Industrial District (LI).” The Project Site already is designated for “Business Park/Light Industrial” land uses by the City of Moreno Valley General Plan Land Use Map; thus, a General Plan Amendment is not needed to accommodate the proposed Change of Zone.

**Tentative Parcel Map (PEN23-0075)** proposes to consolidate the four parcels comprising the Project Site (Assessor Parcel Numbers 263-230-001, -003, -004, and -025) into a single parcel. PEN23-0075 also includes the dedication of public right of way (ROW) to the City of Moreno Valley for the widening of Day Street and Bay Avenue along the Project Site frontage.

**Plot Plan (PEN23-0074)** proposes a development plan for a 194,775 square foot (s.f.) industrial building on the subject property. The Plot Plan includes a site plan, floor plan, architectural design and building elevations, cross-sections, wall elevations, conceptual grading plan, conceptual utilities plan, and a conceptual landscape plan, all of which provide the specific details related to development of the Project.

The DEIR evaluates the Project’s potential individual- and cumulative-level environmental impacts. The DEIR indicates that implementation of the proposed project would result in environmental impacts that are considered less-than-significant or can be reduced to less-than-significant levels with application of the mitigation measures specified in the DEIR. The DEIR does not identify any significant and unavoidable environmental impacts related to the planning, construction, and/or operation of the Project.

The DEIR and its technical appendices can be reviewed at City Hall, the City library, and the City's website (<http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>) during the 45-day comment period beginning November 25, 2024 and ending January 8, 2025.

If you wish to make comments on the DEIR, such comments must be submitted in writing to the address listed below or via email to Kim Zuppiger at [planningnotices@moval.org](mailto:planningnotices@moval.org). Comments must be received at the City of Moreno Valley no later than the conclusion of normal business hours at 5:30 p.m. on January 8, 2025.

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For additional information, please contact Kim Zuppiger, Planner, at (951) 413-3206.

