

NEGATIVE DECLARATION

PROJECT TITLE AND FILE NUMBER: PA11-0028 (General Plan Amendment), PA11-0029 (Change of Zone), PA11-0030 (Municipal Code Amendment), PA12-0046 (General Plan Amendment) and PA12-0047 (Change of Zone)

PROJECT APPLICANT: City of Moreno Valley (CEDD) **TELEPHONE NUMBER:** 951-413-3206

PROJECT LOCATION: The project area is located in the southern portion of the City of Moreno Valley in western Riverside County. The project area includes an approximately 5.5-mile stretch of Alessandro Boulevard from the Old 215 Frontage Road on the west to Nason Street on the east (Attachment #5). The project area has direct access to and from the I-215 Freeway at the Alessandro Boulevard interchange. An additional area funded locally includes R30 and Commercial zoning northeast of Perris Boulevard and Iris Avenue.

PROJECT DESCRIPTION: The City of Moreno Valley used grant funds rewarded by SCAG's Compass Blueprint for "Phase II of the implementation of the Alessandro Boulevard Corridor Demonstration Project" (The Alessandro Boulevard Corridor Vision Plan - Phase I was funded by SCAG's Compass Blueprint program in February 2010). Phase II includes rezoning areas along Alessandro Boulevard and northeast of Perris Boulevard and Iris Avenue to Residential 30 (R30), commercial rezoning of a parcel at the southwest corner of Perris Boulevard and Gentian Avenue and the creation an overlay district, including parcels along Alessandro Boulevard that were identified suitable for inclusion in the Mixed Use Overlay Districts in Phase I's Vision Plan.

FINDING

The City of Moreno Valley has reviewed the above project in accordance with the City of Moreno Valley's Guidelines for the Implementation of the California Environmental Quality Act, and has determined that an Environmental Impact Report need not be prepared because:

- [] The proposed project will not have a significant effect on the environment.
- [X] Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described in the attached Initial Study and hereby made a part of this Negative Declaration have been added to the project.

This determination is based upon an Initial Study. The project file, including the Initial Study and related documents is available for review during normal business hours (7:30 a.m. to 5:30 p.m. Monday through Thursday) at the City of Moreno Valley, Community & Economic Development Department, Planning Division, 14177 Frederick Street, Moreno Valley, California 92553, Telephone (951) 413-3206.

PREPARED BY:
Claudia Manrique

DATE: 3/6/13

NOTICE

The public is invited to comment on the Negative Declaration. The appropriateness and adoption of the Negative Declaration is considered at the time of project approval in light of comments received.

DATE ADOPTED: _____ BY: _____