



NOTICE OF AVAILABILITY
Moreno Valley Trade Center
DRAFT ENVIRONMENTAL IMPACT REPORT
PEN19-0191, PEN19-0192, PEN19-0193, PEN19-0234
SCH No. 2020039038

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 Moreno Valley Trade Center project. The project site is located north of Encelia Avenue, south of Eucalyptus Avenue, west of Redlands Boulevard, and east of the Quincy Channel 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:

General Plan Amendment (PEN19-0191) proposes to amend the City of Moreno Valley General Plan Land Use Map to change the land use designation for all parcels within the Project site from “Residential Max 2 du/ac (R2)” to “Business Park/Light Industrial (BP).”

Change of Zone (PEN19-0192) proposes to amend the City of Moreno Valley Zoning Map to change the zoning designation for all parcels within the Project site from “Residential Agriculture (RA2) District” and “Primary Animal Keeping Overlay Zone (PAKO)” to “Light Industrial (LI) District.”

Plot Plan (PEN19-0193) proposes a site, architecture, and landscape development plan for the Project site that provides for the construction and operation of a light industrial building with 1,328,853 s.f. of building floor area, inclusive of warehouse/storage space and supporting office space.

Tentative Parcel Map (PEN19-0234) proposes to consolidate all 11 parcels of the Project site into one, approximately 72.5-acre (net) parcel. In addition, Tentative Parcel Map (PEN19-0234) would result in the dedication of public right-of-way (ROW) to the City of Moreno Valley for Redlands Boulevard, Encelia Avenue, and Eucalyptus Avenue. The Tentative Parcel Map (PEN19-0234) also would result in the vacation of public ROW for Redlands Boulevard that is no longer needed by the City and will result in the vacation of an on-site paper street segment (Quincy Street).

Significant Environmental Impacts: Analysis presented in the DEIR indicates that implementation of the proposed project would result in significant and unavoidable adverse impacts to Aesthetics, Air Quality (Air Quality Management Plan Conflict), Air Quality (Criteria Pollutant Emissions, and Greenhouse Gas Emissions. The significant and unavoidable impacts are described in detail within the DEIR. All other environmental effects

evaluated in the DEIR are considered to be less-than-significant or can be reduced to less-than-significant levels with application of the mitigation measures specified in the DEIR.

45 Day Public Review Period: May 24, 2021 through July 8, 2021.

Document Availability: The DEIR and its technical appendices are available for review on the City’s website (<http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>) and in person at City Hall located at 14177 Frederick Street, Moreno Valley by appointment.

In addition, the Draft EIR is available for review at the City’s three Library Branches located at:

- Main Branch, 25480 Alessandro Boulevard
- Mall Branch, 22500 Town Circle
- Iris Plaza Branch, 16170 Perris Boulevard

Due to the COVID Pandemic, please check the business hours of the Library Branch on the day you wish to review the documents.

Submission of Written Comments: Members of the public, responsible and trustee agencies, and other interested parties may submit written comments (including emailed comments) on the DEIR at any time during the 45-day public review period to:

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For additional information, please contact Gabriel Diaz at (951) 413-3226 or GabrielD@moval.org.

