



NOTICE OF AVAILABILITY
Indian Street Commerce Center
DRAFT ENVIRONMENTAL IMPACT REPORT
P16-003

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 Indian Street Commerce Center project. The Project is located in the City of Moreno Valley, Riverside County, California. The Project site is located approximately one-half mile westerly of Perris Boulevard and is bounded by Indian Street to the east. Grove View Road (alignment) comprises the northerly boundary of the project site. 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:

- Plot Plan application (PA16-0002) proposes approximately 446,350 square feet of light industrial uses within an approximately 19.64 acre site. As currently proposed, 347,080 square feet of the Project building area would be allocated for distribution warehouse uses; 89,270 square feet would be assigned to manufacturing uses; and 10,000 square feet would be assigned to office uses.
- A Lot Line Adjustment will be required to consolidate the four parcels into one 19.64 acre site.

Analysis presented in the DEIR indicates that the proposed project would result in certain significant unavoidable adverse impacts to Air Quality, Greenhouse Gas Emissions, and Transportation/Traffic, as described in detail within the DEIR. All other environmental effects evaluated in the DEIR are considered to be less-than-significant, or can be feasibly reduced with mitigation measures to less-than-significant levels.

The DEIR, 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 Fridays, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley, 14177 Frederick Street, Moreno Valley, CA 92553 during the 45-day comment period beginning August 26, 2016 and ending October 10, 2016. The documents also may be reviewed at the Moreno Valley Library, located at 25480 Alessandro Boulevard, Moreno Valley, California, or on-line at the City's web page, <http://www.moval.org/>.

If you wish to make comments on the DEIR, such comments must be submitted in writing and must be received at the City of Moreno Valley Community Development Department no later than the conclusion of normal business hours at 5:30 p.m. on October 10, 2016.

For additional information, please contact Julia Descoteaux, Associate Planner, at (951) 413-3209.

