

**Community Development Department  
Planning Division**

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Date: August 17, 2023  
To: Responsible and Trustee Agencies/Interested Organizations and Individuals  
Subject: **Notice of Preparation of a Draft Environmental Impact Report**

**Lead Agency:**

CITY OF MORENO VALLEY  
Community Development Department  
14177 Frederick Street  
P.O. Box 88005  
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(951) 413-3206 / Email: [juang@moval.org](mailto:juang@moval.org)  
Contact: Juan Galvan, Contract Planner

**EIR Consulting Firm:**

APPLIED PLANNING, INC.  
11762 De Palma Road, 1-C 310  
Corona, California 92883  
(909) 937-0333  
Contact: Ross S. Geller

The City of Moreno Valley (City), as the Lead Agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Moreno Valley Business Park Building 5 Project (Project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible and trustee agencies and interested parties with information describing the proposed Project and its potential environmental effects.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice or September 18, 2023.

Please send your response to Mr. Juan Galvan at the City of Moreno Valley address listed above. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please so indicate.

**Project Title:** Moreno Valley Business Park Building 5 Project

**Location:** The Project site is located north of SR-60 (E-W) at Heacock Street (N-S) in the northwest portion of the City of Moreno Valley, in western Riverside County, California. The Project site comprises approximately 9.98 acres within Specific Plan no. 205, located immediately southeast of Ironwood Avenue (E-W) at Heacock Street (N-S) (see Figure 1). The Project site comprises Assessor Parcel Numbers 481-020-013, -029, -030, -034, -035, and -038.

**Description:** The Project includes the following discretionary actions under consideration by the City of Moreno Valley:

- 1) **PEN23-0063 (EIR)** Certification of the Moreno Valley Business Park Building 5 Project Final Environmental Impact Report.

- 2) **PEN23-0092 (Specific Plan Amendment No. 2)** amends the Specific Plan No. 205 Land Use Plan for the properties (approximately 9,98 acres) excluded under Specific Plan No. 205 Amendment No. 1. The Project would change the Specific Plan Land Use for these 9.98 acres from "Commercial/Retail" to "Mixed of Uses," enabling the development of up to 212,313 square feet of light industrial uses (see Figure 2).
- 3) **PEN23-0042 (Plot Plan)** allows the construction of an approximate 212,313 square-foot industrial tilt-up building at the southeast corner of Ironwood Avenue at Heacock Street.

## **ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR**

The City of Moreno Valley has determined that an EIR will be prepared for the Project based on its potential to cause significant environmental effects. The EIR will be prepared as a "Project" EIR pursuant to CEQA Guidelines Section 15161. The following issues are anticipated to be addressed:

- Air Quality
- Biological Resources
- Cultural Resources/Tribal Cultural Resources
- Energy
- Geology and Soils (Paleontological Resources Only)
- Greenhouse Gas (GHG) Emissions/Global Climate Change
- Land Use and Planning
- Noise
- Transportation

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts. A mitigation monitoring program also will be developed as required by Section 15150 of the CEQA Guidelines.

This NOP is subject to a minimum 30-day review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Moreno Valley in the EIR.

## **SCOPING MEETING**

In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scope meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project and the CEQA process. The scoping meeting will be held on September 7, 2023, at 6:00 PM in the City Council Chambers.

Please contact the Community Development Department, Planning Division at (951) 413-3206 if you have any questions.

Sincerely,

Sean P. Kelleher  
Community Development Director

Enclosures:

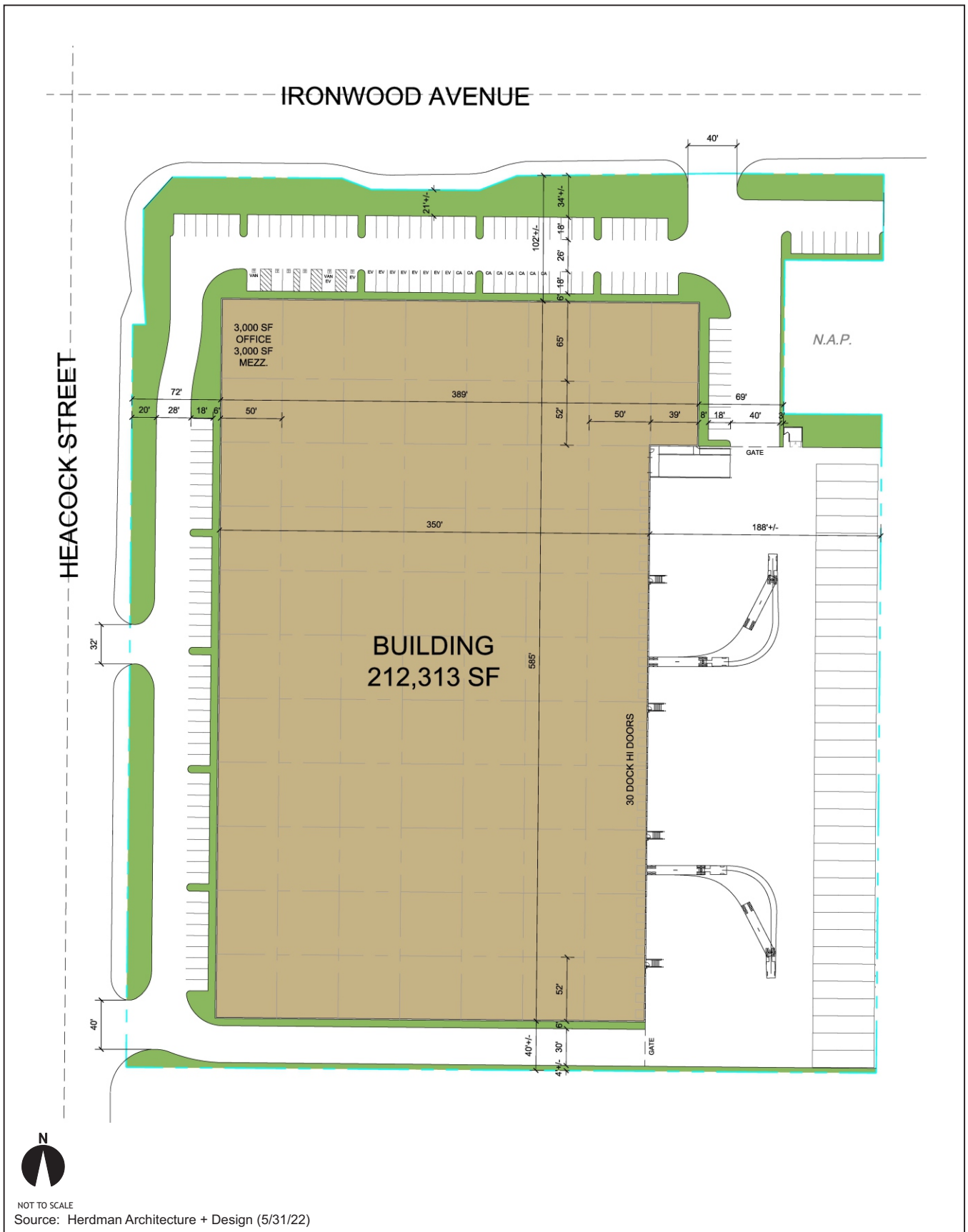
Figure 1: Project Location

Figure 2: Site Plan Concept



NOT TO SCALE  
Source: Google Earth; Applied Planning, Inc.

Figure 1  
Project Location



NOT TO SCALE  
Source: Herdman Architecture + Design (5/31/22)

Figure 2  
Site Plan Concept