

**Community Development Department
Planning Division**
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Moreno Valley CA 92552-0805
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Date: April 20, 2022

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
PO Box 88005
Moreno Valley, California 92552
(951) 413-3215 / Email: seanke@moval.org
Contact: Sean P. Kelleher, Planning Division Manager/Planning Official

EIR Consulting Firm:

T&B Planning
3200 El Camino Real, Suite 100
Irvine, CA 92602
(714) 505-6360 ext. 106
Contact: Tina Andersen

The City of Moreno Valley, as lead agency under the California Environmental Quality Act (CEQA), will prepare an Environmental Impact Report (EIR) for the Town Center at Moreno Valley Specific Plan Project (Project). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other 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 May 20, 2022.

Please send your response to Mr. Sean P. Kelleher 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: Town Center at Moreno Valley Specific Plan

Location: 63.5± gross acres at the northwest corner of Nason Street and Alessandro Boulevard, Moreno Valley, Riverside County, CA

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

- 1) **(Case No. PEN21-0335) – Change of Zone** to add the Specific Plan (SP 222) overlay zone to the Downtown Center (DC) District for the subject property.

- 2) **(Case No. PEN21-0334) - Town Center at Moreno Valley Specific Plan** to establish a mixed-use development with residential, commercial, civic, and park uses, consistent with the City's land use and zoning designations (Downtown Center [DC] District).
- 3) **(Case No PEN22-0077) – Tentative Tract Map (TTM) No. 38421** to subdivide the Project to allow for the proposed uses.

Project Location and Setting. The Project site consists of the following Assessor Parcel Numbers (APNs): 487-470-030 and 487-470-031 and is generally bound by Cottonwood Avenue to the north, Nason Street to the east, Alessandro Boulevard to the south, and vacant land and a residential subdivision to the west. The Project site is currently undeveloped. There is a vacant parcel northeast of the Project site (southwest of the Nason Street and Cottonwood Avenue intersection), and an Eastern Municipal Water District booster station northwest of the Project site (southeast corner of Cottonwood Avenue and Letterman Street) that are not part of the Project. Figure 1 depicts the location of the Project and Figure 2 provides an aerial photograph of the Project site and surrounding areas.

Proposed Project. The Project includes a proposed Specific Plan and TTM to allow for the development of residential, commercial, civic, and park uses, as shown on the conceptual site plan provided on Figure 3. Access to the Project site would be provided from Cottonwood Avenue, Nason Street, Bay Avenue, and Alessandro Boulevard. In summary, it is anticipated that future development of the Project site pursuant to the proposed Specific Plan would include the following uses:

- **Up to 800 homes** on approximately 34.8 residential acres;
- **Neighborhood Commercial Center** encompassing approximately 16.5-acres in the southeast portion of the Project site, which will include a minimum of 150,000 square feet [sf] and no more than 220,000 sf of non-residential uses (e.g., office, civic, hotel, retail, restaurant, etc.);
- **Future Civic Building Site** encompassing 40,000 sf in the Neighborhood Commercial Center area, which will ultimately accommodate an approximately 30,000 sf civic-related building (included in the Neighborhood Commercial Center overall building area of up to 220,000 sf); and
- **Public Parks** consisting of an approximately 1.3-acre linear park and a 3.5-acre park located west and north of proposed commercial area, respectively.

The Project is consistent with land use and growth assumptions for the Project site included in the adopted *City of Moreno Valley General Plan 2040* (General Plan), which was adopted in June 2021. The Project site has a land use designation of Downtown Center and is zoned Downtown Center (DC) District.

Construction for the Project is expected to be initiated in 2023 and be completed in 2025.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

The City of Moreno Valley has determined that an EIR is required for the Project based on its scale and potential to cause significant environmental effects; therefore, no Initial Study will be prepared (see State CEQA Guidelines, Sections 15060 and 15081).

• Aesthetics	• Greenhouse Gas Emissions	• Public Services
• Agriculture & Forestry Resources	• Hazards & Hazardous Materials	• Recreation
• Air Quality	• Hydrology & Water Quality	• Transportation
• Biological Resources	• Land Use & Planning	• Tribal Cultural Resources
• Cultural Resources	• Mineral Resources	• Utilities & Service Systems
• Energy	• Noise	• Wildfire
• Geology & Soils	• Population & Housing	• Mandatory Findings of Significance

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 public 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 scoping 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 May 4, 2022, at 6:00 PM via a teleconference only. The Public may observe the meeting as follows:

STEP 1: Install the Free Zoom App or Visit the Free Zoom Website at <<https://zoom.us/>>

STEP 2: Get Meeting ID Number and Password by emailing zoom@moval.org or calling (951) 413-3206, no later than 5:30 p.m. on May 4, 2022.

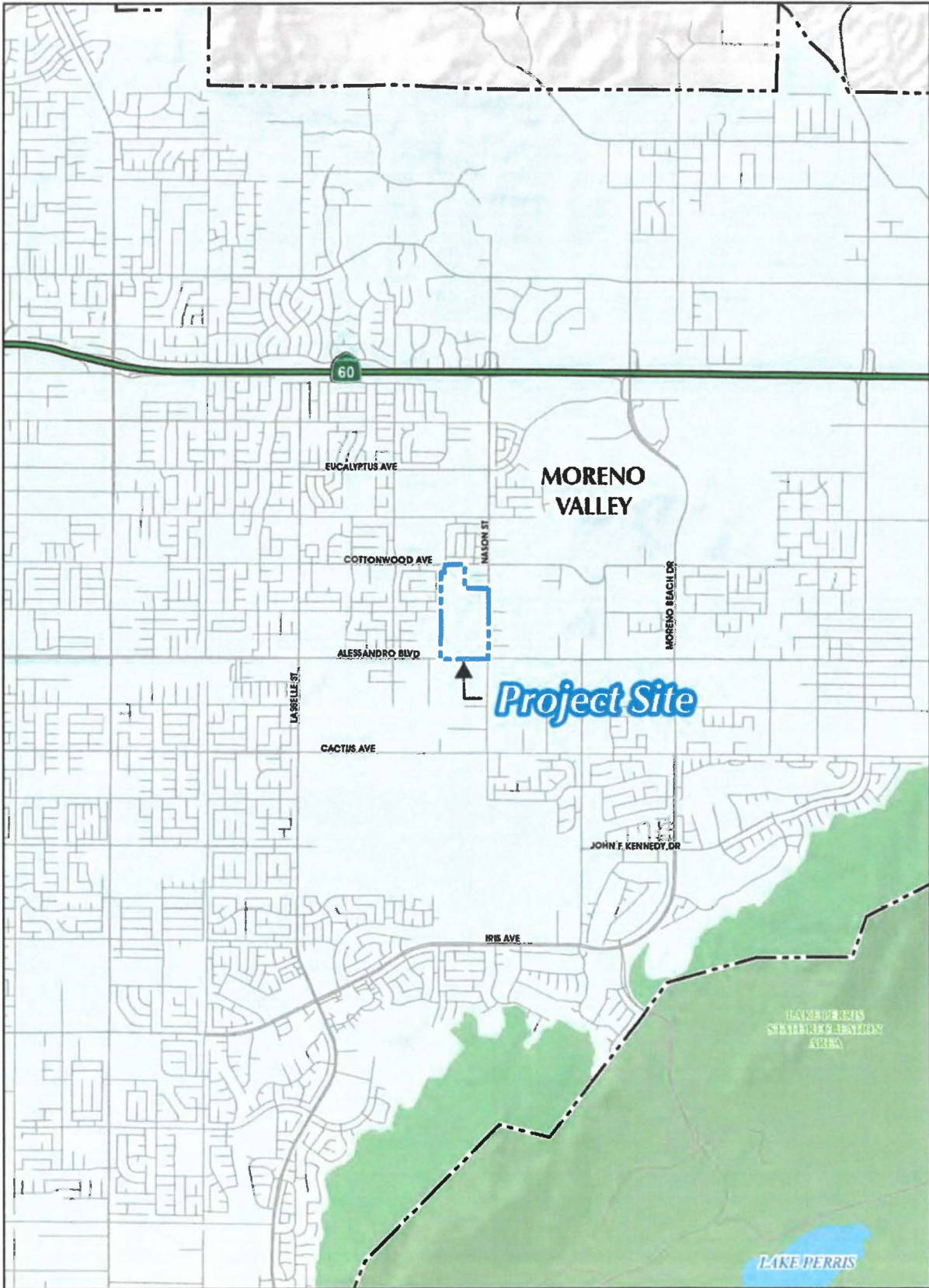
STEP 3: Select Audio Source (*Computer Speakers/Microphone or Telephone*)

Please contact the Community Development Department, Planning Division at (951) 413-3215 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean P. Kelleher', written in a cursive style.

Sean P. Kelleher
Planning Division Manager / Planning Official

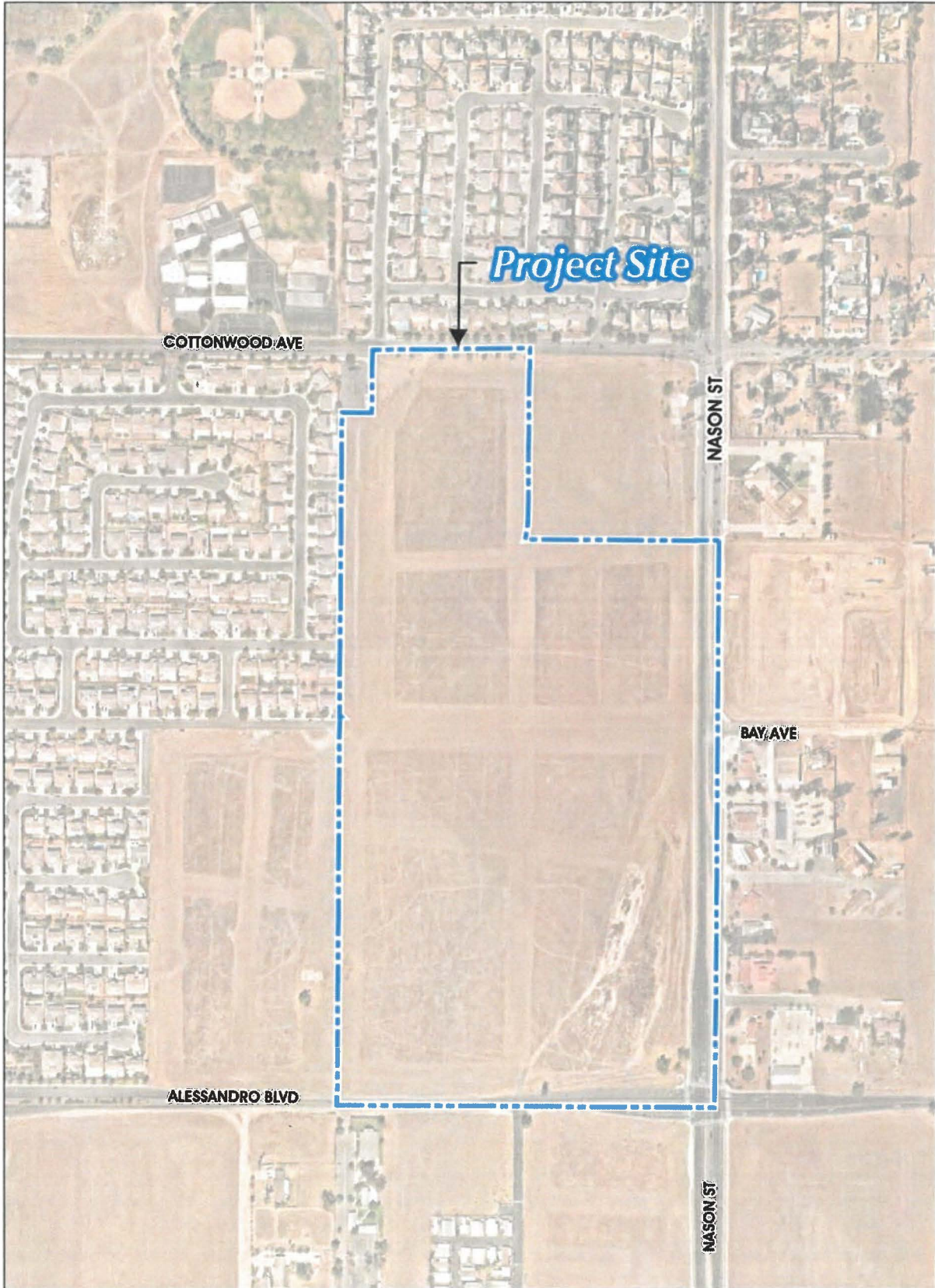


Source(s): ESRI, RCTLMA (2021)

Figure 1

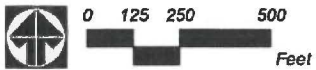


Location Map



Source(s): ESRI, RCLMA (2021)

Figure 2



Aerial Photograph



Source(s): Town Center at Moreno Valley Specific Plan (2022)

Figure 3



Conceptual Site Plan