

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Cactus Avenue and Nason Street Commercial Office and Retail Development Project

Lead Agency: City of Moreno Valley Contact Person: Julia Descoteaux
 Mailing Address: 14177 Frederick Street Phone: (951) 413-3206
 City: Moreno Valley Zip: 92552 County: Riverside

Project Location: County: Riverside City/Nearest Community: Moreno Valley
 Cross Streets: Cactus Avenue and Nason Street Zip Code: 92555

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 39 " N / 117 ° 11 ' 26 " W Total Acres: 8.4
 Assessor's Parcel No.: 486-290-038 Section: 16 Twp.: 3S Range: 3W Base: SBBM
 Within 2 Miles: State Hwy #: SR-60 Waterways: none
 Airports: none Railways: none Schools: Moreno Valley Unified

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 72,000 Acres _____ Employees _____
 Commercial: Sq.ft. 17805 Acres _____ Employees 550
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Energy, Tribal Cultural Resources</u>

Present Land Use/Zoning/General Plan Designation:

Downtown Center (DC)

Project Description: (please use a separate page if necessary)

The Cactus Avenue and Nason Street Commercial Office and Retail Development Project would construct approximately 89,805 square feet of commercial retail/office space on approximately 8.4 acres located on the northeast corner of Nason Street and Cactus Avenue. The proposed project includes seven (7) buildings consisting of three (3) mixed-use medical/office buildings (PEN21-0289, PEN23-0081-0082); two (2) drive-through food services buildings (PEN20-0110-PEN20-0111); one (1) retail/restaurant building (PEN23-0083); one (1) convenience store with fuel service (PEN20-0112), a Tentative Parcel Map (PEN21-0288); and associated parking lots with on-site and off-site improvements. The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # _____
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 6
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 8
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date June 14, 2023 Ending Date July 5, 2023

Lead Agency (Complete if applicable):

Consulting Firm: ECORP Consulting, Inc.
 Address: 215 North Fifth Street
 City/State/Zip: Redlands, CA 92374
 Contact: Anne Surdzial
 Phone: (909) 307-0046

Applicant: City of Moreno Valley
 Address: 14177 Frederick Street
 City/State/Zip: Moreno Valley, CA 92552
 Phone: (951) 413-3209

Signature of Lead Agency Representative:  Date: 6/14/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.