



Community Development Department
Planning Division
14177 Frederick Street
P. O. Box 88005
Moreno Valley CA 92552-0805
Telephone: 951.413-3206
FAX: 951.413-3210

**NOTICE OF AVAILABILITY
AQUABELLA SPECIFIC PLAN AMENDMENT PROJECT
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
PEN23-0109, PEN23-0127, PEN24-0041, PEN23-0111, PEN23-0118, PEN23-0119
SCH No. 2023100145**

NOTICE IS HEREBY GIVEN that, pursuant to requirements of the California Environmental Quality Act (CEQA), the City of Moreno Valley has prepared a Draft Subsequent Environmental Impact Report (Draft SEIR) for the proposed Aquabella Specific Plan Amendment Project (Project). The Project Site is bounded by Cactus Avenue, Brodiaea Avenue, Iris Avenue, Lasselle Street, and Oliver Street.

The Project includes the following:

Project: Aquabella Specific Plan Amendment Project

Location: The Project Site is comprised of approximately 770.5 acres of land located in the southeastern portion of the City of Moreno Valley, California. The Project Site is located east of I-215, south of SR-60, and north of Lake Perris on Cactus Avenue and Nason Street, east of Lasselle Street, north of Iris Avenue, west of Oliver Street, and south of Brodiaea Street. The Project Site consists of the area designated Aquabella Specific Plan (Specific Plan No. 218), together with one small residential parcel located along the eastern boundary of the Project Site. The Project Site comprises Assessor Parcel Numbers 486-280-060; 486-280-056; 486-280-057; 486-300-012 and 013; 486-310-014; 486-310-035; 486-320-009 through 012; 486-320-006.

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

- 1) **Specific Plan Amendment (SPA) (PEN23-0109)** – An amendment to Specific Plan No. 218 to provide additional housing and nonresidential uses, updated development standards and design guidelines for the proposed development within the Project Site, and add one parcel to the eastern boundary of the Specific Plan.
- 2) **General Plan Amendment (GPA) (PEN23-0127)** – A General Plan Amendment to (a) change General Plan Table LCC-1, Development Potential and Jobs Housing Balance, and related text to update projected housing and job numbers to include the Project; (b) change General Plan Table LCC-3, Downtown Center Illustrative Development

Program (Net New Development 2020-2040), to reflect the updated Downtown Center Development Program by including the Project; and (c) change General Plan Map LCC-4, General Plan Land Use, to reflect the land use designation change of the approximately 10-acre parcel on the eastern boundary of the Project Site (Assessor's Parcel No. 486310014) from Residential (R5) District to Downtown Center (Aquabella Specific Plan). If the 2006 General Plan is operative at the time of approval, the Project would require a GPA to amend the 2006 General Plan Land Use Map, Figure 2-2 to accommodate the Project.

- 3) **Change of Zone (CZ) (PEN24-0041)** – A Change of Zone to rezone the approximately 10-acre parcel on the eastern boundary of the Project Site (Assessor's Parcel No. 486310014) from Residential 5 (R5) District to DC-SP (SP 218) in order to incorporate the parcel into the Project Site which shall be subject to the zoning, design, and development requirements therein.
- 4) **Tentative Tract Map No. 38850 (PEN23-0118)** - The Tentative Tract Map for subdivision of the Aquabella Specific Plan area for finance and conveyance purposes. The Tentative Tract Map will create an estimated twenty-six (26) new parcels.
- 5) **Development Agreement (PEN23-0119)** - The Development Agreement to provide a written agreement that applies to the development of the Specific Plan.

Significant Environmental Impacts:

The Draft SEIR identified potentially significant environmental impacts to the following resources; air quality, biological resources, cultural resources, geology (paleontological resources), greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and tribal cultural resources. With the incorporation of mitigation measures potentially significant impacts to biological resources, cultural resources, geology (paleontological resources), greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, and tribal cultural resources would be reduced to less than significant impacts. Even with mitigation incorporated, potentially significant impacts related to air quality would remain significant and unavoidable.

Cortese List Notice: Pursuant to Public Resources Code §21092.6(a), the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

Document Availability: The Draft SEIR 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, during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Friday, 7:30 a.m. to 4:30 p.m.).

In addition, the Draft SEIR 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

45-day Public Review Period: The Public Review Period shall commence May 31, 2024, through July 15, 2024.

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 Draft SEIR during the 45-day Public Review Period. Written comments must be received at the City of Moreno Valley Community Development Department by ***no later than the conclusion of the 45-day review period, at 5:30 p.m. on July 15, 2024.***

Please submit written comments to:

Kirt Coury, Contract Planner
City of Moreno Valley, Community Development Department
14177 Frederick Street, Moreno Valley, CA 92553
Email: planningnotices@moval.org

For additional information, please contact Kirt Coury at (951) 413-3206 or Email: planningnotices@moval.org