

Community Development Department
Planning Division
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**NOTICE OF AVAILABILITY
MORENO VALLEY BUSINESS PARK BUILDING 5
ENVIRONMENTAL IMPACT REPORT
PEN23-0092, PEN23-0062, PEN23-0042, PEN24-0167
SCH No. 2023080366**

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 Moreno Valley Business Park Project (Project). The Project Site is located on the southeast corner of Heacock Street and Ironwood Avenue in the City of Moreno Valley, Riverside County, California. The Project Site is not included on any list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5.

The Project includes the following:

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 220,390 square feet of light industrial uses (see Figure 2).
- 3) **PEN23-0042 (Plot Plan)** allows the construction of an approximate 220,309 square-foot industrial tilt-up building at the southeast corner of Ironwood Avenue at Heacock Street.

- 4) **PEN24-0167 (General Plan Amendment)** redesignating the Project Site's General Plan Land Use from "Commercial" to "Business Park/Light Industrial"

The DEIR evaluates the Project's potential individual- and cumulative-level environmental impacts. The DEIR indicates that implementation of the proposed project would result in environmental impacts that are considered less-than-significant or can be reduced to less-than-significant levels with application of the mitigation measures specified in the DEIR. The DEIR does not identify any significant and unavoidable environmental impacts related to the planning, construction, and/or operation of the Project.

The DEIR and its technical appendices can be reviewed at the City's website (<http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>) during the 45-day comment period beginning January 16, 2025 and ending March 3, 2025.

If you wish to make comments on the DEIR, such comments must be submitted in writing to the address listed below or via email to Danielle Harper-Scott at planningnotices@moval.org. Comments must be received at the City of Moreno Valley no later than the conclusion of normal business hours at 5:30 p.m. on March 3, 2025.

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For additional information, please contact Danielle Harper-Scott, Senior Planner, at (951) 951-413-3206.



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

Figure 1
Project Location

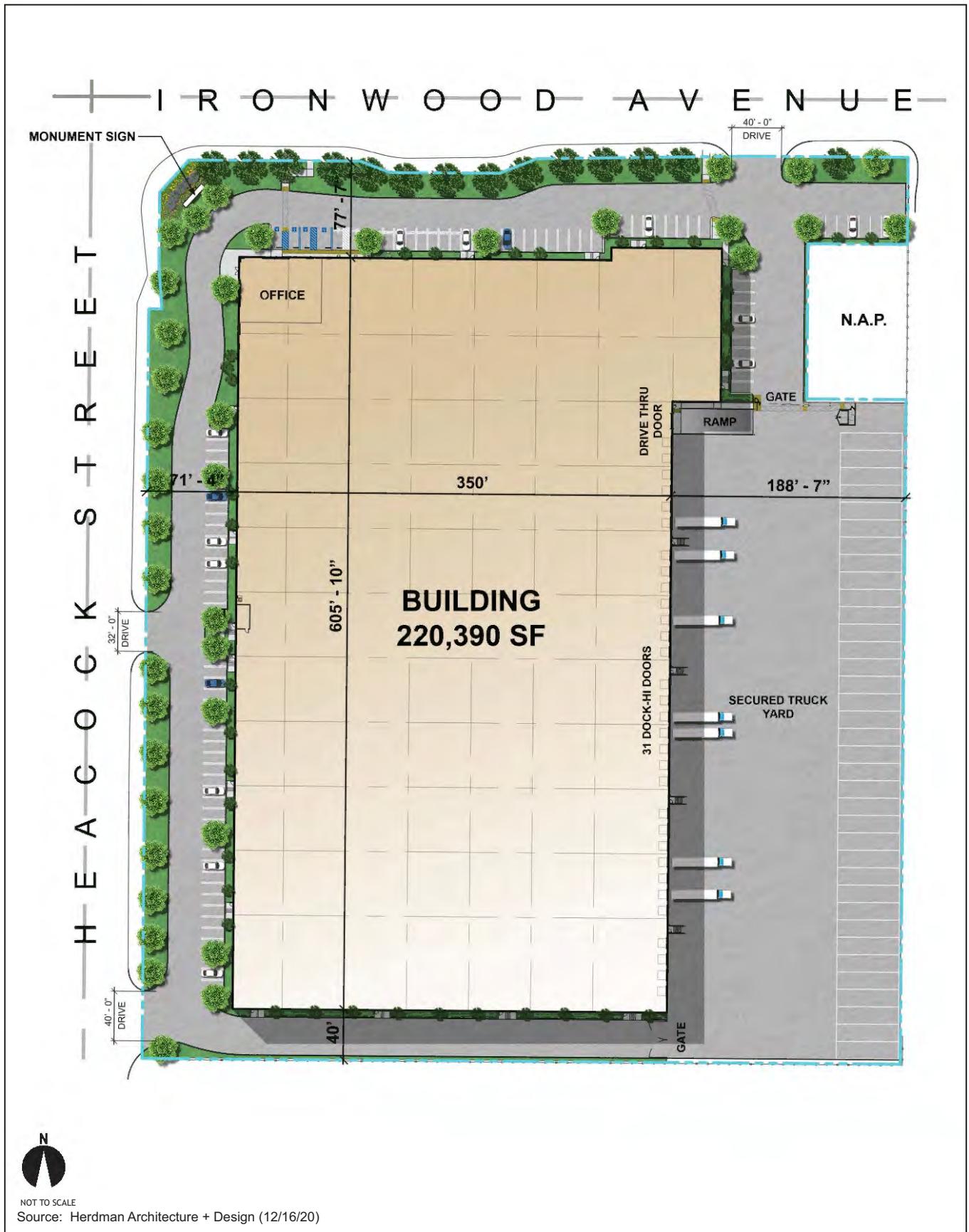


Figure 2
Site Plan Concept