



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
TOWN CENTER AT MORENO VALLEY SPECIFIC PLAN
ENVIRONMENTAL IMPACT REPORT
PEN21-0336, PEN25-0007, PEN21-0335, PEN21-0334, and PEN22-0077.
SCH No. 2022040417**

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 Town Center at Moreno Valley Specific Plan. The Project Site is located on the northwest corner of the intersection of Nason Street & Alessandro Boulevard 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: Town Center at Moreno Valley Specific Plan Project

Location: The Project Site is located on the northwest corner of the intersection of Nason Street & Alessandro Boulevard. The Project Site is located south of Cottonwood Avenue, west of Nason Street, and north of Alessandro Boulevard. The Project Site comprises Assessor Parcel Numbers 487-470-030 and 487-470-031.

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

- 1) **PEN21-0336 (EIR)** Certification of the Town Center at Moreno Valley Specific Plan Project Final Environmental Impact Report.
- 2) **PEN25-0007 (General Plan Amendment)** A General Plan Amendment to change the land use designation for the Project Site from Public Facilities (P) to Residential (30 dwelling units/acre maximum), Open Space, and Commercial to allow a mixed-use development with residential, commercial, park, and civic uses.
- 3) **PEN21-0335 (Zone Change)** A Change of Zone to rezone the Project Site from Public (P) District to TCMV Specific Plan (PEN21-0335) for the TCMV Specific Plan (SP 222).
- 4) **PEN21-0334 (Specific Plan)** The Specific Plan involving a mixed-use development consisting of residential, commercial/civic, and open spaces uses. The proposed Specific Plan is designed to provide flexibility for development within the Specific Plan area

and serves as the regulatory document governing the orderly growth and development of the Project site.

- 5) **PEN22-0077 (Tentative Tract Map)** The Tentative Tract Map for subdivision of the Project Site into six (6) residential-use lots, one (1) commercial-use lot, two (2) open space lots, and associated dedicated areas for necessary infrastructure. The existing alignment of Bay Avenue would be vacated and existing road easements along Alessandro Boulevard, Cottonwood Avenue, and Nason Street would be dedicated to the City.

Significant Environmental Impacts:

The DEIR identified potentially significant environmental impacts to the following resources: aesthetics, air quality, biological resources, cultural resources, geology and soils (paleontological resources), greenhouse gas emissions, and tribal cultural resources. With the incorporation of mitigation measures, potentially significant impacts to aesthetics, biological resources, cultural resources, geology and soils, and tribal cultural resources would be reduced to less than significant impacts. Even with mitigation incorporated, potentially significant impacts related to air quality and greenhouse gas emissions 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 DEIR and its technical appendices are available for review on the City's website at (<https://moval.gov/cdd/documents/about-projects.html>) and 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 EIR 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 February 24, 2025, through April 10, 2025.

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 DEIR during the 45-day Public Review Period. Written comments must be received at the City of Moreno Valley Community Development Department ***no later than the conclusion of the 45-day review period, at 5:30 p.m. on April 10, 2025.***

Emily Elliott, AICP, 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 Emily Elliott, AICP, Contract Planner, at (951)
413-3206 or Email: planningnotices@moval.org