

From: [Abraham A. Sánchez Siqueiros](#)
To: [Planning Notices DG](#); [Community Development - Planning](#); [City Attorney](#)
Subject: Urgent Matter Re: CUP: PEN25-0136
Date: Friday, April 10, 2026 2:31:32 PM
Attachments: [Letter to Moreno Valley Planning Commission.pdf](#)

Some people who received this message don't often get email from asanchez@sanchezsiqueiros.com. [Learn why this is important](#)

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Dear City Planning Team:

I am attaching correspondence regarding the conditional use permit application mentioned above. It pertains to an urgent matter involving abuse of process and violations of rights by the applicant landlord.

Please address it as soon as possible. We look forward to hearing from you.

Regards,

--

Abraham A. Sánchez Siqueiros
Attorney at Law

§|L

Sánchez Siqueiros Law

11175 Azusa Ct., Ste. 110
Rancho Cucamonga, CA 91730
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F: +1 213 471-4712

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From: [Jose Jara](#)
To: [Community Development - Planning](#); [Community Development - Planning](#); [Planning Notices_DG](#)
Cc: [City Clerk](#); [City Clerk Staff_DG](#); [Edward A. Delgado](#); [Abraham A. Sánchez Siqueiros](#)
Subject: Formal Objection & Request to Continue or Suspend Public Hearing Process Proposed Mcdonald's at Pigeon Pass Rd/ Ironwood Ave
Date: Friday, April 10, 2026 2:46:30 PM

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Dear Planning Division, Community Development Department, and City Clerk,

My name is Jose Jara, and I am the original owner and founder of Jose's Mexican Food. I am writing regarding the posted Notice of Public Hearing for a Conditional Use Permit to construct a McDonald's on the northwest corner of Pigeon Pass Road and Ironwood Avenue, where our family restaurant currently operates.

Our restaurant has proudly served this community for more than 30 years. We are not a vacant site, and we are not a former tenant. We are an active, operating family business with a valid and binding lease, including options extending through 2040.

For more than two years, our landlord has attempted to force us out under false pretenses despite our continuing lawful possession of the premises. There is an ongoing legal dispute concerning the matter, and that matter is currently under appellate review. We understand the trial court made clear that the landlord could not proceed with eviction while the higher court review remains pending and that the landlord was not to interfere with our possession of the property.

Under these circumstances, moving forward with a public hearing for redevelopment of our current operating location is deeply concerning and harmful to our employees, our guests, and our business. It appears premature, unfair, and highly prejudicial while the underlying dispute over possession and tenancy rights remains unresolved. From our perspective, this process is being used as additional pressure against a long-standing small family business that has faithfully served Moreno Valley for decades.

Our small business has continued to honor its obligations. We have always paid our lease payments, including triple net charges, on time, even though landlord has not fulfilled their obligation in sending annual reconciliations for several years. We have remained committed to our employees, our customers, and this community through this dispute.

Respectfully we are asking the City to do the following:

1. Please continue, postpone, or suspend the public hearing and related processing of this application until the property rights and appellate issues are fully resolved.
2. Confirm whether the applicant disclosed our current leasehold rights, active tenancy, and the pending litigation and appellate review.
3. Please ensure this letter is included in the official record and provided to the assigned planner, staff, and hearing body.
4. Please provide the case number, assigned planner, and any deadline for submitting additional written materials.

My family, many team members, and I have invested decades of hard work into this business. We are simply asking for fairness and for the City not to allow the planning process to be used in a way that harms a lawful, long established Moreno Valley business before the courts have fully resolved the underlying dispute.

Please confirm receipt of this email.

Respectfully,

Jose Jara
Jose's Mexican Food
909-648-2435 (mobile)

From: [JESSICA Candy HUNLEY](#)
To: [Planning Notices DG](#)
Subject: NO MORE MCDONALDS!!!!!!!!!!
Date: Tuesday, April 14, 2026 9:44:51 AM

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FOR THE LOVE OF GOD!!! PLEASE DO NOT PUT A MCDONALDS AT THE CORNER OF IRONWOOD AND PIGEON PASS!!!

HOW MUCH TRAFFIC ARE YOU GOING TO CAUSE AND THE AMOUNT OF ACCIDENTS THAT ALREADY HAPPEN AT THAT INTERSECTION MAKES ME QUESTION HOW YALLS BRAIN FUNCTION.

NOT TO MENTION WE LOVE JOSE'S MEXICAN!!!! I WILL BE SENDING EMAILS EVERYDAY AND ATTENDING THE HEARING BECAUSE THIS IS HEINOUS! DO YOU PEOPLE EVEN LIVE IN MORENO VALLEY THAT MAKE UP THESE DAMN PROJECTS!!!!!!!!!!!!?

WE DON'T WANT ANY MORE MCDONALDS HERE!!!! LET ALONE IN AND OUT CAUSES TRAFFIC ON HEMLOCK JUST THE STREET OVER!!!!

I WANT TO USE ALL THE EXPLETIVES I CAN THINK OF TO DESCRIBE THIS PROJECT AND WHOEVER JAMIE PHAM IS CAN GO STRAIGHT TO UNDERWORLD FOR APPLYING FOR THIS!

From: [Michelle Marchesini](#)
To: [Planning Notices DG](#)
Subject: Ironwood
Date: Tuesday, April 14, 2026 12:37:11 PM

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Please propose another restaurant besides Jose's' or McDonald's

From: [Cynthia Mckendall](#)
To: [Planning Commission](#)
Subject: Replacing Jose's with McDonalds
Date: Tuesday, April 14, 2026 3:11:50 PM

You don't often get email from cmckendall@verizon.net. [Learn why this is important](#)

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To the planning commission,
Please do not replace Jose's restaurant with a McDonalds! Plenty of families enjoy gathering here after church on Sundays, and my family orders catering items for family events. We have so little choice in actual restaurants and too many fast food eateries. Closing this restaurant would just give us another reason to eat in a neighborhood city. It just keeps getting harder to spend our money in Moreno Valley.

Cynthia McKendall

Resident of Moreno Valley for 32 years

[Sent from the all new AOL app for iOS](#)

From: [Pamela Benefiel](#)
To: [Planning Commission](#)
Subject: Jose's Restaurant
Date: Tuesday, April 14, 2026 3:26:09 PM

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Please reconsider closing Jose's on Pigeon Pass and Ironwood. We don't need another "chain" fast food place to replace it. How about considering where Rite Aid was instead of removing current tenants who do good business in this area.

We oppose having Jose's closed down.

Pam and Bob Benefiel

From: [Octavio Rodriguez](#)
To: [Community Development - Planning](#)
Subject: McDonald's being planned in place of Jose's restaurant
Date: Wednesday, April 15, 2026 5:42:10 AM

[You don't often get email from octavio.rodriguez80@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Sent from my iPhone

Moreno Valley needs to attract people not make them go away.
How about building a family restaurant and not a fast food giant that the community doesn't want.
In addition it would be nice to have a Porto's in our community and more parks instead for our growing community.

Less fast food, less smoke shops and more things that the community wants and needs.
We don't want things that attract crime.
Thank you

From: [Barbara Logan](#)
To: [Community Development - Planning](#)
Subject: Planning Commission Agenda Item – Drive-Thru Proposal at Pigeon Pass & Ironwood
Date: Wednesday, April 15, 2026 3:56:51 PM

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I'm trying to confirm details for a proposed drive-thru project at Pigeon Pass Rd and Ironwood Ave that I understand may be scheduled for an upcoming Planning Commission meeting.

Could you please confirm:

1. Whether this project is scheduled for the April 23 Planning Commission meeting (or a different date)
2. The project name and case number
3. When the agenda packet and staff report will be available

If available, I would also appreciate links or copies of:

4. The site plan (including drive-thru layout and vehicle stacking/queueing)
5. Any traffic impact analysis or related studies prepared for this project

I would appreciate any available materials in advance of the meeting so I can review the project details.

Thank you for your time and assistance.

Barbara Logan
951-529-9802

From: [Liao, William](#)
To: [Planning Notices DG](#)
Cc: [SCG SE Region Redlands Utility Request](#)
Subject: CASE NUMBER: Conditional Use Permit (PEN25-0136)
Date: Thursday, April 16, 2026 8:00:32 AM
Attachments: [20260416061532.pdf](#)

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Hello MoVal Planning Dept.

I just reviewed your postcard regarding the Conditional Use Permit (PEN25-0136) McDonald's project, located at APN 264-030-025 in the NW corner of Ironwood & Pigeon Pass.

SoCalGas has existing facilities within the project scope area. Please help us ensure everyone's safety and ask the developer to contact 811 prior to any excavation and/or demolition activities so that we can get out to Locate & Mark out our facilities in the area.

If the developer needs gas for the proposed McDonald's, please have them reach out to our Builder Services group with plans and expected appliance load information to begin the application process as soon as practicable, at: [Builder Services | SoCalGas](#).

Please let me know if you have any questions.

Will Liao
Region Planning Supervisor
Redlands HQ / Southeast Region
Mobile: 840-213-5899

From: [Tom Behrens](#)
To: [Planning Notices DG](#)
Cc: [Tom Behrens](#)
Subject: CUP PEN25-0136
Date: Monday, April 20, 2026 2:39:30 PM

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Moreno Valley City Council Planning Commission

I am writing in reference to the Conditional use Permit PEN25-0136, I am not sure but it appears that the developer has requested that this CUP be canceled by a letter dated April 10, 2026 but I am still submitting my comments in case I am wrong.

1. The public notice signs have plastic covering them so they cannot be seen noticed on April 16, 2026.
2. I do not think it is right to approve this project for a large corporation such as McDonalds that will require an established business such as Jose's to relocate.
3. Joses has been at this location for many years and would endure hardships I'm sure with having to relocate, finding a new location, notifying customers, permitting and additional city fees this could be enough for them to not seek to open a new establishment.
4. Jose' has been a good city resource from sales tax revenues and city business licensing.

5. There are 3 McDonalds within 2.5 miles of this location.
6. Maybe McDonalds could look for a location at Lake Shore Village there are some building sites available at this location or at the District on Hemlock also has building sites available.

From: [Rebecca Daughenbaugh](#)
To: [Planning Notices DG](#)
Subject: Public Comment Regarding Proposed Replacement of Jose's Mexican Food
Date: Tuesday, April 21, 2026 2:21:39 PM

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Planning Commission,

I am writing regarding the proposed project to replace Jose's Mexican Food on Pigeon Pass Road with a McDonald's. I would like to express my disapproval of this proposal.

Jose's Mexican Food has long been a staple in our community. It provides quality food at an affordable cost, and the community benefits from supporting a locally owned, family-run business rather than adding another chain restaurant.

While I acknowledge that I may not be aware of all the factors involved, such as permits or other circumstances that could be contributing to the potential closure of Jose's, I respectfully ask that, if the restaurant must close, the City and Planning Commission consider alternative businesses for this location.

There are already two McDonald's locations within a few miles, and an additional one does not serve a clear need. Instead, I encourage you to consider options that better support the health and well-being of the community, such as a restaurant that promotes healthier eating or a business that provides meaningful local benefit.

Thank you for your time and consideration.

Sincerely,
Rebecca Daughenbaugh

From: [Rudy Gonzalez](#)
To: [Planning Notices DG](#)
Subject: Opposition to McDonald's Conditional Use Permit Planning Commission Apr 23, 2026 Agenda
Date: Thursday, April 23, 2026 2:44:02 PM

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Dear Planning Commission Members,

I am writing to formally express my opposition to the conditional use permit for the proposed McDonald's located at the northwest corner of Ironwood Avenue and Pigeon Pass Road.

My opposition is based on the following concerns:

- Market Saturation: There are currently three McDonald's locations within a two-mile radius of this site, suggesting that an additional location is unnecessary.
- Traffic Congestion: The intersection already experiences significant traffic volume. It is frequently overwhelmed by commuter traffic during morning and evening peak hours, as well as high-traffic events associated with the nearby Catholic church, Canyon Springs, and Vista Heights.

I believe that adding a high-volume drive-thru establishment at this specific corner will further exacerbate these traffic challenges and negatively impact the surrounding community.

Thank you for your time and consideration of these concerns.

Best regards,

Rudy Gonzalez

From: [SCG SE Region Redlands Utility Request](#)
To: [Planning Notices DG](#)
Cc: [SCG SE Region Redlands Utility Request](#)
Subject: 5/5/26- Conditional Use Permit (PEN25-0136)
Date: Tuesday, May 5, 2026 7:11:16 AM
Attachments: [image001.jpg](#)
[20260505070025.pdf](#)

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Hello,

Regarding: Conditional Use Permit (PEN25-0136)

SoCalGas Distribution does have facilities in the area. Please include a note to have the developer contact 811 / USA at [DigAlert | Utility Locating California | Underground Wire & Cable Locator](#) prior to any excavation / demolition activities so we can Locate & Mark out our facilities. **Any excavation activity within ten (10) feet of our High-Pressure facilities will require a SoCalGas employee standby.**

If the Developer needs new gas service, please have them contact our Builder Services group to begin the application process as soon as practicable, at <https://www.socalgas.com/for-your-business/builder-services>.

To avoid delays in processing requests and notifications, please have all Franchise correspondence sent to our Utility Request inbox.

Utility Request Contact Information by Region

Southeast Region – Redlands

For requests in the southeastern areas of Los Angeles County, Riverside County, San Bernardino County, and Imperial County, please contact:

SCGSERegionRedlandsUtilityRequest@semprautilities.com

Southeast Region – Anaheim

For all of Orange County and the southern portions of Los Angeles County, please send Map and/or Will Serve Letter requests to:

AtlasRequests/WillServeAnaheim@semprautilities.com

Northwest Region – Compton HQ

For West and Central Los Angeles County, please direct Map Requests and Will Serve Letters to:

SCG-ComptonUtilityRequest@semprautilities.com

Northwest Region – Chatsworth

For requests from the northernmost parts of Los Angeles County extending up to Visalia, San Luis Obispo, Fresno, and Tulare, please contact:

NorthwestDistributionUtilityRequest@semprautilities.com

Transmission

For Transmission-related requests, please contact:

SoCalGasTransmissionUtilityRequest@semprautilities.com

New Business

For new gas service, please contact our Builder Services group to begin the application process:

<https://www.socalgas.com/for-your-business/builder-services>

Project Notification Requirements

Minor Street Improvement Projects

(Chip Seal, Slurry Seal, Grind & Overlay)

Please notify SoCalGas (SCG) a minimum of four (4) months prior to the start of pavement work to allow sufficient time to conduct required leak surveys and any necessary repairs.

Major Street Improvement Projects

Projects including, but not limited to:

- Excavations greater than 9 inches
- Street widening
- Installation of new curbs and gutters
- Bus pads
- Traffic signals
- Street realignments
- Grade separations

AND

Pipeline Projects

Including:

- Storm drain
- Water and sewer lines
- Electrical
- Telecommunications

Please provide signed and approved design plans showing all SCG facilities clearly identified:

- 4–6 months prior to construction for potential relocation of SCG medium-pressure facilities.
- 9–12 months prior to construction for potential relocation of SCG high-pressure facilities.

This time is required to review plans and design any necessary modifications to conflicting SCG facilities.

Coordination & Relocation Requests

Please keep SCG informed of:

- **Pre-construction meetings**
- **Construction schedules**
- **Project phasing updates**

This information allows SCG to coordinate and schedule any required work.

- **Potholing may be required to determine whether conflicts exist between proposed improvements and existing SCG facilities.**

If SCG facilities are in conflict and relocation is required, requests must be submitted in writing and include the following:

- **A signed “Notice to Owner” on official City, County, and/or company letterhead.**
- **Project name, number, and responsible title.**
- **Project address, location, anticipated start date, parameters, and full scope of work.**
- **A Thomas Guide page and/or Google Maps screenshot clearly highlighting the project area.**
- **Requestor company’s contact name, title, phone number, email address, and any additional relevant information.**

Thank you,

Josh Rubal

Lead Planning Associate

Distribution Planning & Project Management (Franchise)

Redlands HQ - Southeast Region

Office: (213) 231-7978

Email: SCGSERegionRedlandsUtilityRequest@semprautilities.com



From: [denise2407 \(null\)](#)
To: [Planning Notices_DG](#)
Subject: Plans for McDonalds at Ironwood/Pigeon Pass
Date: Saturday, May 9, 2026 9:36:08 PM

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To whom it may concern:

As a 44 year resident of Moreno Valley (Sunnymead) I would like to express my concerns about the plans to tear down the existing building at Ironwood/Pigeon Pass where Jose's and KD Donuts currently exist. This is yet another example of how our planning commission lacks actual planning. The In & Out on Hemlock has caused so much gridlock that residents who actually live on Hemlock & nearby streets have difficulty getting in and out. If that wasn't enough, Dutch Bros. Coffee was built right across the street. Further impacting the traffic on Hemlock.

There have already been so many accidents at Ironwood/Pigeon Pass. This will make it an even more dangerous intersection. Also, there are houses directly across the street from where this is planned. This is a residential neighborhood. We currently have a McDonalds on Day St, another on Sunnymead Blvd and another on Perris Blvd/Elder. If there is really a need to build another McDonalds, what about all of the open space off of Nason or Moreno Beach!?

In my 44 years of living here I have seen rapid growth with poor planning. We owe it to our families and community to do a better job and not allow this to happen. From a health perspective, Jose's offers much healthier options for families to choose from. The rate of childhood obesity and diabetes is off the charts! When my son played baseball and soccer, Jose's was our go to after games. I often pick up dinner for my family on a busy evening at Jose's.

I urge you to do the right thing and not approve the demolition of Jose's & KD Donuts and building a McDonalds at this site. Would you want an establishment with a 24 hour drive thru so close to your home?

Sincerely,

Denise Mortati, BSN, RN, CCRN

Sent from my iPad

From: [Barbara Logan](#)
To: [Planning Notices DG](#)
Cc: [Elena Baca-Santa Cruz](#); [Ulises Cabrera](#); mv365@morenovalleymatters.com
Subject: Public Comment Regarding CUP PEN25-0136 – Pigeon Pass & Ironwood
Date: Monday, May 11, 2026 11:55:47 AM

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To the City of Moreno Valley Planning Commission,

I am writing regarding Conditional Use Permit PEN25-0136, the proposed McDonald's drive-thru project at Pigeon Pass Road and Ironwood Avenue.

I understand the item currently scheduled for the May 14 Planning Commission agenda is being requested for continuance to May 28. Regardless of the scheduling date, I wanted to ensure my concerns are formally submitted into the public record.

Like many residents, I only recently became aware of the scope and status of this project. Since the agenda became publicly discussed within the community, there has been significant public interest and concern regarding the proposal, particularly related to traffic circulation, emergency vehicle access, and the suitability of a high-volume dual-lane drive-thru use at this specific location.

This intersection already experiences significant congestion during peak hours, and nearby residents regularly encounter difficulty entering and exiting surrounding neighborhoods. During busy periods, traffic can already back up through the intersection, requiring multiple light cycles just to make turns or exit nearby streets. The addition of a 24-hour drive-thru use raises legitimate concerns regarding queue spillback, internal circulation conflicts, and impacts to emergency access within an already constrained shared commercial center.

I also believe the Commission should carefully consider the long-term operational impacts associated with a 24-hour drive-thru use at this location, including late-night activity, noise, lighting, loitering concerns, and the effect on neighboring businesses and nearby residential areas. High-volume fast food drive-thru operations can create ongoing quality-of-life and security concerns that extend beyond simple traffic analysis, particularly at locations already experiencing circulation and congestion challenges.

Residents have already seen how high-volume drive-thru uses can affect nearby intersections in real-world conditions. Approximately 0.4 miles from the proposed project site, the In-N-Out location at Pigeon Pass Road and Hemlock Avenue regularly experiences significant traffic congestion and vehicle queueing during peak periods. While this is a different site, it demonstrates how popular drive-thru operations can generate impacts beyond what is

anticipated on paper, particularly when located near already busy traffic corridors.

I am also aware that there are ongoing legal matters involving the property and current tenant status which appear to have contributed to the project's earlier continuance at the recommendation of the City Attorney's Office. While I understand those issues may ultimately be resolved through separate legal proceedings, I believe they further support the need for careful review and full public transparency before any approval is considered.

I respectfully request that the Planning Commission give substantial consideration to:

- Real-world traffic and circulation impacts
- Emergency vehicle accessibility
- Compatibility of this use within the existing shopping center configuration
- Long-term operational and quality-of-life impacts
- Community input now that residents and surrounding businesses are becoming aware of the project

Thank you for your time and consideration.

Sincerely,

Barbara Logan
Moreno Valley Resident

From: [arthur bard jr.](#)
To: [Community Development - Planning](#)
Subject: Not another McDonald's especially not there
Date: Tuesday, May 12, 2026 10:53:30 AM
Attachments: [IMG_5812.jpeg](#)

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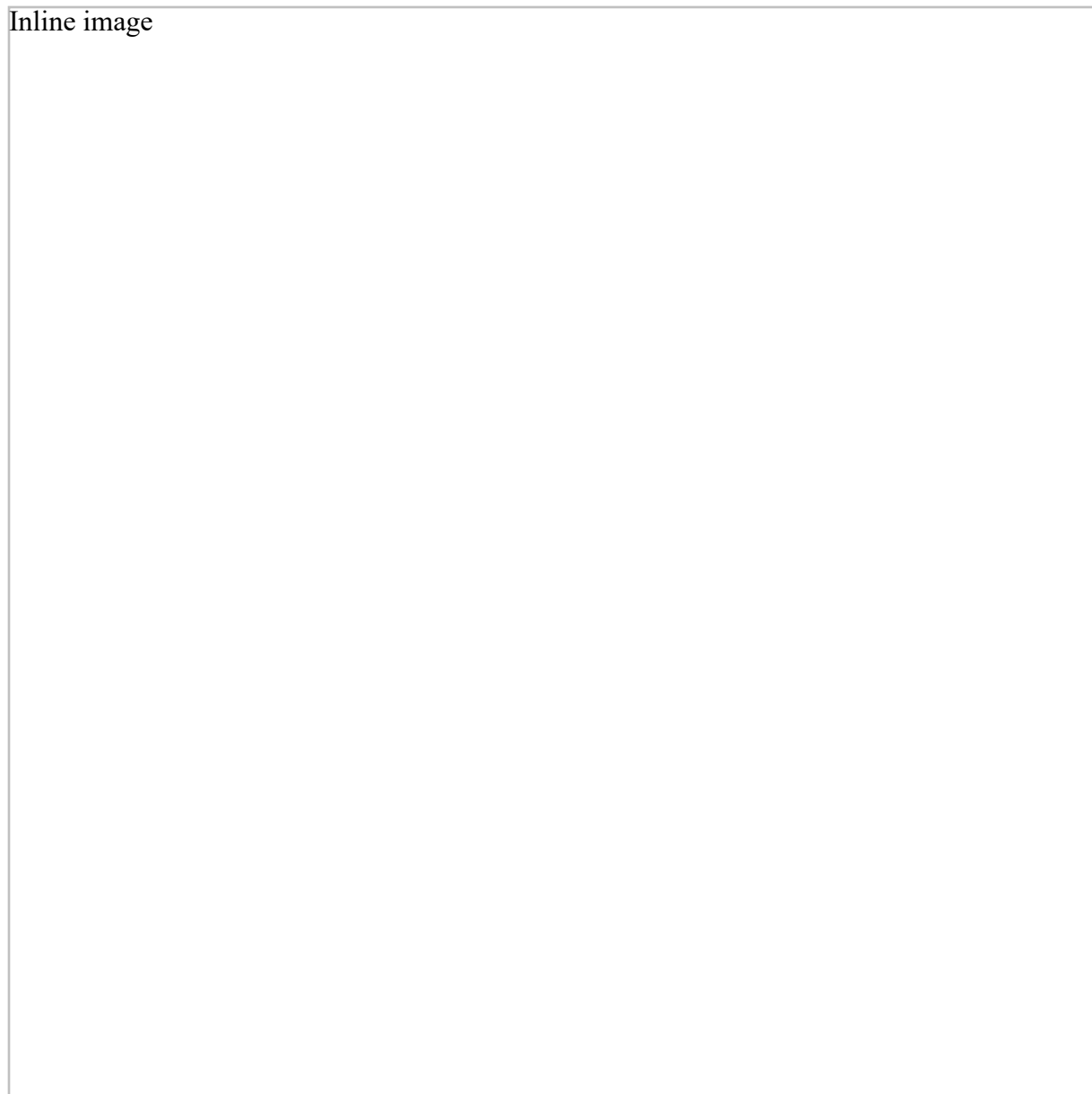
This Conditional Use Permit needs to be squashed on its face. It is the dumbest idea on 2 fronts at the very least

The first being it didn't take into account the Environmental Impact Report. It will turn this corner and the shopping center in general into another Hemlock and Heacock scenario (In N Out) and second it will put 2 longstanding businesses out of businesses out of business.

If you are really in favor of adding yet another McDonalds restaurant consider all of the empty fields that are around town.. but don't destroy longstanding businesses to create new business that is counterproductive and just plain stupid especially without an environmental impact assessment. Unless you plan on relocating the 2 affected businesses then it might have a chance but these 2 businesses have grown accustomed to their current environment so a change in scenery is not necessarily a good idea either Please do everything in your power to squash this Conditional Use Permit. It makes no logical sense whatsoever.

Thanks

Inline image



[Sent from Yahoo Mail for iPhone](#)

From: [joe villa](#)
To: [Community Development - Planning](#)
Subject: pen25-0136
Date: Wednesday, May 13, 2026 10:59:55 AM

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I live near Joses restaurant and would like to keep joses there.. there is already a MC Donalds on Sunnymead BLVD about 2-3 miles away, also another McDonalds on Day st about 3-4 miles away.. Moreno Valley resident dont want a Mc donalds on every st. it will cause unnecessary traffic over a another fast food restaurant. "I do not agree with this plan"

Joe Villa
9098961489
11710 crane ct
Moreno Valley ca 92557

From: [Maria Gould](#)
To: [Community Development - Planning](#)
Subject: case# pen25-0136
Date: Wednesday, May 13, 2026 11:19:26 AM

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We don't agree .

Please keep Jose's open!

We have more than enough fast food places in Moreno Valley.

From: [Manya Jiannino](#)
To: [Community Development - Planning](#)
Subject: Please leave Jose's alone!! NO McDonald's
Date: Wednesday, May 13, 2026 11:39:49 AM

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We do NOT need yet one more McDonald's in our neighborhood!!
Jose's is a long term, much loved family restaurant - been there for years.
McDonald's is a chain restaurant with at least 2 others within a few miles.
What are you thinking???

Some one must be making a lot of money out of this transaction

From: [Tanya Young-Womack](#)
To: [Community Development - Planning](#)
Subject: Jose's restaurant
Date: Wednesday, May 13, 2026 12:41:28 PM

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I love Jose's! We have frequented it for decades and would be heartbroken if it were turned into another McD's. I'm adamantly opposed to the measure.

Tanya Young-Womack
9709 Sunnybrook Dr
Moreno Valley 92557

[Sent from Yahoo Mail for iPhone](#)

From: [Denise Ashford](#)
To: [Community Development - Planning](#)
Subject: Jose's Mexican Restaurant
Date: Wednesday, May 13, 2026 12:43:15 PM

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Please leave them alone. We do not need another McDonalds. Jose's is one of our families favorite restaurants. Great food, great service. They have been around forever and we love it!!!

Please reconsider this proposal...

Keep Jose's alive!!!

Sent from my iPhone

From: [jeanne elise](#)
To: [Community Development - Planning](#)
Subject: Pen25-0136
Date: Wednesday, May 13, 2026 1:57:50 PM

You don't often get email from jem35721@gmail.com. [Learn why this is important](#)

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Hello,

RE: Pen25-0136 McDonald's

Please do not allow McDonald's to be permitted in this neighborhood. Please keep our donut store and Jose's Mexican restaurant.

Jeanne Sims/Sims family 714-809-6658

Honey hollow neighborhood

From: [LaTijera Sparrow](#)
To: [Community Development - Planning](#)
Subject: Case # pen25-0136
Date: Wednesday, May 13, 2026 3:00:49 PM

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Hello I am located near Jose's Mexican restaurant and I love that place, please don't replace it with that cancerous Mc Donald's. No one goes there anymore. Mc Donald's is gross..

I do NOT agree!!!

From: [Stevens, Lynette](#)
To: [Community Development - Planning](#)
Subject: No new McDonalds Case # pen25-0136
Date: Wednesday, May 13, 2026 3:17:19 PM

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Moreno Valley does not need another McDonalds on Pidgeon Pass. Please keep Jose's restaurant in Moreno Valley on Pidgeon Pass and Ironwood.

Lynette Stevens

(951) 955-7318

From: [Linda Davison](#)
To: [Community Development - Planning](#)
Subject: Proposed McDonalds on Pigeon Pass & Ironwood
Date: Wednesday, May 13, 2026 3:26:30 PM

You don't often get email from lindadavison52@gmail.com. [Learn why this is important](#)

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I am writing to let you know I am 100% against this proposal for several reasons. The first is we have a very nice family restaurant on that corner in the name of Jose's. They have served this community for the past 30 years, even providing quality food and service during the Covid pandemic. They provide good quality food at a reasonable price. Second, we don't need another McDonalds in Moreno Valley. They serve food that invites obesity, their restaurants somehow seem to invite the homeless community, and the drive through will create more traffic on that corner which is already congested and dangerous. Finally, what will happen to KD's Donuts? Another long time store in Moreno Valley. They may not serve the healthiest food but they have been loyal to this city for many years. I really want to see Moreno Valley city departments supporting those businesses that have stuck it out through the rough times and which have stayed the course. Please vote against this planning request. Thank you for your consideration. Linda Davison (Moreno Valley resident for 30 years)

From: [rose baldwin](#)
To: [Community Development - Planning](#)
Subject: Jose mexican restaurant
Date: Wednesday, May 13, 2026 4:15:18 PM

You don't often get email from rose.l.baldwin@gmail.com. [Learn why this is important](#)

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We vehemently protest you getting rid of joses mexican restaurant in moreno valley! We font need another mcdonalds

From: [Mark Martin](#)
To: [Community Development - Planning](#)
Subject: Jose's Mexican Restaurant
Date: Wednesday, May 13, 2026 4:15:26 PM

You don't often get email from mmmart68@hotmail.com. [Learn why this is important](#)

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case# pen25-0136

I do NOT want a McDonald's to replace Jose's Mexican Restaurant.

Thank you

Sent from my Galaxy

From: [Jere Seitz](#)
To: [Community Development - Planning](#)
Subject: case# pen25-0136
Date: Wednesday, May 13, 2026 4:20:46 PM

You don't often get email from jeresnitz4@yahoo.com. [Learn why this is important](#)

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Dear Planning Commission,

I am writing in regards to case# pen25-0136, replacing the Jose's Mexican Food building with a McDonald's. I am apposed to this plan. There are already 4 McDonald's in Moreno Valley with another one just outside of the city limit on Day Street. Two of those McDonald's are within 2 miles of the Jose's location (the one on Day Street and the one on Sunnymead Boulevard), and another one is just a little bit farther than 2 miles away on Perris Boulevard north of the 60 freeway. We DO NOT need another one in the area, especially not replacing a sit-down restaurant that also does catering.

Please consider this in your deliberations. Thank you.

Sincerely,

Jere Seitz
25793 Margaret Avenue
Moreno Valley, Ca 92551
(951) 242-6461

From: [Judy McConahay](#)
To: [Community Development - Planning](#)
Subject: McDonald's on the corner of Pigeon Pass and Ironwood
Date: Wednesday, May 13, 2026 4:45:49 PM

[You don't often get email from judymcconahay@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi. I'm the Neighborhood Watch captain on part of Saddle Ridge Rd, MV.
We would vote not to have a McDonalds built in the Stater Bros center.
Thank you!
Judy and Alex McConahay

Sent from my iPhone

From: [Ann McKibben](#)
To: [Planning Notices DG](#)
Subject: Planning Commission Meeting, May 14, 2026, Proposed McDonalds Restaurant CUP PEN25-0136
Date: Wednesday, May 13, 2026 4:33:11 PM

Some people who received this message don't often get email from atmckibben@roadrunner.com. [Learn why this is important](#)

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13 May 2026

Via email: planningnotices@moval.org

Dear Moreno Valley Planning Commission Members:

Re: Planning Commission Meeting, May 14, 2026
I.1 Case Number: Conditional Use Permit (PEN25-0136)—Proposed
McDonalds Restaurant

I am writing to ask you to vote "NO" on this project.

I am concerned about:

1. Increased traffic within the shopping center area
2. The density of traffic on adjacent streets that the restaurant will attract
3. Lack of appropriate entrance and exits to the shopping center; the exits are already backed up because the driveways are narrow and have high usage
4. Drivers already make dangerous left turns from the exits on to Pigeon Pass & Ironwood; will new left turn lanes be installed to exit the shopping center; how will they be affected by heavy cross traffic on Pigeon Pass & Ironwood
5. Will left turns from the shopping center be prevented
6. Increased noise pollution for adjacent homeowners
7. Increased trash in shopping center and adjacent streets
8. Increased light pollution for adjacent homeowners
9. Increased pedestrian traffic on Pigeon Pass and Ironwood

This project needs to be denied and not continued.

Thank you for considering my comments.
Please keep me informed of all meetings, documents related to this project.

Sincerely,

Ann McKibben

Moreno Valley Resident since 1985
Email: atmckibben@roadrunner.com

From: [Jayne](#)
To: [Community Development - Planning](#)
Subject: Keep Jose's
Date: Wednesday, May 13, 2026 5:08:31 PM

You don't often get email from disneyu2@aol.com. [Learn why this is important](#)

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We don't want McDonald's put on the corner of pigeon pass an ironwood! We love Jose's Mexican food..

No on McDonald's

[Sent from AOL on Android](#)

Jayne Hall

From: [Melinda Ullring](#)
To: [Community Development - Planning](#)
Subject: Case # pen25-0136 / NO to McDonalds at Ironwood & Pigeon Pass
Date: Wednesday, May 13, 2026 5:18:27 PM

You don't often get email from cuteblondie73@gmail.com. [Learn why this is important](#)

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Good afternoon,

I saw online that a notification was sent about another meeting set tomorrow, May 14th, to discuss about putting a McDonalds where Jose's is currently located. As someone who owns a home on Seabrook Lane, the street across from the plaza that this building is in, my vote is a resounding NO thank you.

1. Its already difficult to take a left out of Seabrook Lane onto Pigeon Pass, or cross the road from the plaza to Seabrook and vice versa, on any given day because of the already existing traffic. The anticipated traffic that a drive-through restaurant will bring will make this already "not great" situation so much worse.
2. These McDonalds locations bring a certain element that this neighborhood doesn't need or want. I'm already bent about a lazy neighbor ceating an eyesore by leaving empty Stater Bros shopping carts on the corner of our street. We don't need the houseless, a more low income crowd, or a riffraff/young crowd to start infiltrating the neighborhood.
3. Having Jose's and the donut shop there has been super convenient & these foods/restaurants are preferred in a residential area over another McDonalds.
4. I don't believe building a McDonalds in the middle of a residential area is a wise move & as a homeowner, I'm deeply concerned on how having one in this plaza will impact property values of the surrounding homes as these fast food restaurants tend to make areas less desirable to live/reside.

Best,
Melinda

I'm happy to provide additional details if it will make my vote count more.

From: [Elva Rico](#)
To: [Community Development - Planning](#)
Subject: Pen25-0136
Date: Wednesday, May 13, 2026 5:39:11 PM

You don't often get email from elvaricohomes@gmail.com. [Learn why this is important](#)

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I don't agree

Elva Rico

From: [Tom Behrens](#)
To: [Planning Notices_DG](#)
Cc: [Tom Behrens](#)
Subject: CUP PEN25-0136
Date: Wednesday, May 13, 2026 5:55:06 PM

Some people who received this message don't often get email from tom_behrens@hotmail.com. [Learn why this is important](#)

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Moreno Valley City Council Planning Commission

I am writing in reference to the Conditional use Permit PEN25-0136, I am not sure but it appears that the developer has requested that this CUP be canceled by a letter dated April 10, 2026 but I am still submitting my comments in case I am wrong.

1. The public notice signs have plastic covering them so they cannot be seen noticed on April 16, 2026.
2. There is now a new public notice signs after the developer sent a letter dated April 16, 2026 stating they wanted to shelf this project. (waste of time and taxpayer money)
3. I do not think it is right to approve this project for a large corporation such as McDonalds that will require an established business such as Jose's to relocate.
4. Joses has been at this location for many years and would endure hardships I'm sure with having to relocate, finding a new location, notifying customers, permitting and additional city fees this could be enough for them to not seek to open a new establishment.
5. This area is mostly residential are with home and

- apartments on 3 of the 4 corners.
6. Traffic in this area is terrible at this intersection depending on the time of day it is almost impossible to get out onto Ironwood or Pigeon Pass.
 7. Jose' has been a good city resource from sales tax revenues and city business licensing.
 8. There are 3 McDonalds within 2.5 miles of this location.
 9. Maybe McDonalds could look for a location at Lake Shore Village. There are some building sites available at this location or at the District on Hemlock also has building sites available.

Tom Behrens
951-505-9818

From: [Laurie Manker](#)
To: [Community Development - Planning](#); [Planning Notices DG](#)
Subject: Case #PEN25-0136
Date: Wednesday, May 13, 2026 10:28:22 PM

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To Whom it May Concern,

I am writing to oppose the destruction of the building on the NW corner of Ironwood Ave and Pigeon Pass to construct a McDonald's. We have enough McDonald's and other fast food restaurants in Moreno Valley, and need to keep whatever longstanding privately owned real restaurants we have.

Another drawback to putting in a McDonald's is the traffic in that parking lot and in that intersection. The traffic is bad enough as is, especially during school drop off and pick up hours.

Please consider this request. We have enough corporate greed in this world and don't need Jose's torn down and discarded to put up yet ANOTHER McDonald's.

Thank you,

Laurie Manker, Moreno Valley Resident

From: [Ty](#)
To: [Community Development - Planning](#)
Subject: Case pen# 25-0136
Date: Wednesday, May 13, 2026 6:30:16 PM

[You don't often get email from bubbs92@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To whom it may concern,

I am against McDonald's being built on the corner of Ironwood and pidgeon Pass Rd in Moreno Valley zip code 92557.

Ty Kang

. Sent from my Apple iPhone .

From: [Terry](#)
To: [Community Development - Planning](#)
Subject: Case # pen25-0136
Date: Wednesday, May 13, 2026 8:21:23 PM

You don't often get email from innerfaith2009@yahoo.com. [Learn why this is important](#)

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I do not agree.

Terry King
951-489-8994

[Sent from Yahoo Mail for iPhone](#)

From: [Jonne](#)
To: [Community Development - Planning](#)
Subject: Case # pen25-0136
Date: Wednesday, May 13, 2026 8:25:43 PM

You don't often get email from johnsonjonne@gmail.com. [Learn why this is important](#)

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I do not agree

Jonne Johnson
951-855-3448

From: [Asia Bryant](#)
To: [Community Development - Planning](#)
Subject: Case # pen25-0136
Date: Wednesday, May 13, 2026 8:27:08 PM

You don't often get email from asiabryant40@gmail.com. [Learn why this is important](#)

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I do not agree

Asia Bryant
951-240-6691

From: [Debbie](#)
To: [Community Development - Planning](#)
Subject: Case pen#25-0136
Date: Wednesday, May 13, 2026 8:35:50 PM

[You don't often get email from debkang@roadrunner.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am against putting a McDonald's in Moreno Valley on ironwood and pigeon pass. This intersection is already bad due to schools (canyon springs and vista heights) traffic and has been the seen of many fatal pedestrian accidents. There is a dispensary in the same area. Dispensary and McDonald's would be sharing the same parking lot and I can only imagine all the crime that'll be happening.
Sent from my iPhone

From: [David Veliz](#)
To: [Community Development - Planning](#)
Subject: case pen25-0136
Date: Wednesday, May 13, 2026 8:43:18 PM

You don't often get email from velizio@aol.com. [Learn why this is important](#)

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I definitely do not agree on replacing Jose's with a McDonalds. what a terrible idea.

From: [Leslie Leroy](#)
To: [Community Development - Planning](#)
Subject: Case #pen25-0136 Jose's
Date: Wednesday, May 13, 2026 8:46:43 PM

[You don't often get email from lesller9@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I'm absolutely against anything that would cause the removal of Jose's restaurant on Pigeon Pass. I have been a resident of Moreno Valley since 1984. I've heard the most ridiculous idea of putting a McDonald's into the shopping center, and I live directly behind this shopping center by the way.. I have long since wanted to be proud of where I live. Please don't make this a distant hope. No to anything that would cause Jose's to leave their location.

Leslie Leroy
951 369-0604
Sent from my iPhone

From: [Ty Kang](#)
To: [Community Development - Planning](#)
Subject: Pen#25-0136
Date: Wednesday, May 13, 2026 8:52:01 PM

[You don't often get email from specialfxphoto@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To whom it may concern,

I am against the new location for McDonalds in Moreno Valley. Corner of Ironwood and Pidgeon pass.

Sincerely,
Tyson Kang
Sent from my iPad

From: [Cathy Tuttle](#)
To: [Community Development - Planning](#)
Subject: Please don't lose our Joses. A family centered establishment. So not need ANOTHER Mcdonalds so close to two others.
Date: Wednesday, May 13, 2026 9:05:46 PM

[You don't often get email from hapy2tole@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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C Tuttle. 951 312-3496
Sent from my iPhone

From: [Peggy Holmes](#)
To: [Community Development - Planning](#)
Subject: Jose's Mexican Restaurant
Date: Wednesday, May 13, 2026 10:08:25 PM

[You don't often get email from prubin41@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Please DO NOT PASS THIS! I've been a resident (2 blocks away) for 43 years. We've been patrons of Jose's since the day they opened.

The traffic there is already a horrible mess. It can't handle more. You can't get in and out of that center on busy days to even grocery shop at Staters! We have enough McDonald's in Moreno Valley. Jose's is a real food, family restaurant!

Ed Delgado...do your job, this is your district! This is not the right location.

Peggy Rubin-Holmes
22563 Sheffield Dr
MV 92557

Sent from my iPhone

From: [Laurie Manker](#)
To: [Community Development - Planning; Planning Notices DG](#)
Subject: Case #PEN25-0136
Date: Wednesday, May 13, 2026 10:28:19 PM

You don't often get email from lauriemanker@gmail.com. [Learn why this is important](#)

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To Whom it May Concern,

I am writing to oppose the destruction of the building on the NW corner of Ironwood Ave and Pigeon Pass to construct a McDonald's. We have enough McDonald's and other fast food restaurants in Moreno Valley, and need to keep whatever longstanding privately owned real restaurants we have.

Another drawback to putting in a McDonald's is the traffic in that parking lot and in that intersection. The traffic is bad enough as is, especially during school drop off and pick up hours.

Please consider this request. We have enough corporate greed in this world and don't need Jose's torn down and discarded to put up yet ANOTHER McDonald's.

Thank you,

Laurie Manker, Moreno Valley Resident

From: [Teresa Perez](#)
To: [Community Development - Planning](#)
Subject: No McDonald's! Case #25-0136
Date: Wednesday, May 13, 2026 10:30:16 PM

You don't often get email from teresaperez@rocketmail.com. [Learn why this is important](#)

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To whom it may concern,

We do not need another McDonald's in the city!

Teresa Perez
951.333.2463
[Sent from Yahoo Mail for iPhone](#)

From: [robert viernes](#)
To: [Community Development - Planning](#)
Subject: Case#pen25-0136
Date: Wednesday, May 13, 2026 10:34:10 PM

[You don't often get email from rviernes94@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I do not agree with replacing Jose's Mexican food with a McDonald there is already (3) McDonald's with in 3 miles from the current location of Jose's Mexican food. We don't need more fast food chains we need more actual restaurants.

Robert Viernes (951)2867674

From: [Karen Rogers](#)
To: [Community Development - Planning](#)
Subject: case# pen25-0136
Date: Wednesday, May 13, 2026 10:56:26 PM

You don't often get email from bosox4u@gmail.com. [Learn why this is important](#)

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To all members of the Planning Commission, regarding case# pen25-0136 I dont agree to McDonald's going in the Stater Bros center on Ironwood and Pigeon Pass. McDonald's will bring high traffic flow, trash, homeless and a hangout for kids. The homeowners live directly in view of this center will be deeply impacted by noise and pollution 24/7. There are already two McDonald's within 12 miles of each other. Why take away an icon of over 30 years?

Regards,
Karen Rogers
951-924-5506

From: [Paul Rogers](#)
To: [Community Development - Planning](#)
Subject: case# pen25-0136
Date: Wednesday, May 13, 2026 11:01:48 PM

You don't often get email from pkr13510@gmail.com. [Learn why this is important](#)

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To all members of the planning commission, I do not agree to building a McDonalds at the Stater Bros center on Pigeon Pass and Ironwood. This will be a traffic and social disaster! You can expect many more traffic and pedestrian accidents if this were built. It would be a juvenile hangout because of the schools in the vicinity.

It would also destroy a valued restaurant, Jose's Mexican Food. There are 2 other McDonald's within 2 miles of this location. Please reconsider this decision. The community is better off without this facility.

Regards,
Paul Rogers
951-505-0440

From: [SaintsFanHargreaves](#)
To: [Community Development - Planning](#)
Subject: Removing JOSES for a NASTY McDonalds?
Date: Wednesday, May 13, 2026 11:02:06 PM

You don't often get email from bunnylove1814@gmail.com. [Learn why this is important](#)

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case # pen25-0136

Is this true that yall have approved a McDona;ds to replace JOSES? Joses has been a part of this community for 30+ years now.

This is such a stupid mistake! The traffic in that center is INSANE already trying to exit out of their limited exits. These 2 exits from that center lead onto MAJOR BUSY streets. **Ironwood and Pigeon Pass! What's your plan?** Are you going to add more exits to the center and risk running over a child walking or riding bike to school? Let alone the insanity of **the traffic trying to get kids to Vista Heights and Canyon Springs in the morning while parents are rushing to work.** Have you ever experienced this side of town when school is starting or people going to work? **You guys are INSANE if you allow this to go through.** You are going to have many tax paying citizens in this area that will be VERY ANGRY with the extra stress you are creating for us each morning and afternoon. Your going to hurt other businesses in that center. WE WILL STOP SUPPORTING BUSINESSES in that CENTER because the TRAFFIC WILL BE TOO INSANE! Your going to hurt the MOM and POP shops in that center!

From: [Melinda Corea](#)
To: [Community Development - Planning](#)
Subject: Against New McDonalds at Pigeon Pass and Ironwood location.
Date: Thursday, May 14, 2026 12:46:53 AM

[You don't often get email from melindacorea@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To the Moreno Valley Planning Commission:

Please do not allow a new McDonald's to be built at Pigeon Pass and Ironwood location in Moreno Valley.

- 1) there are already 3 McDonald's in a 2.6 mile radius. We don't need another one!
- 2) this is a very busy intersection already and the extra traffic with a McDonalds at this location would make traffic so much worse. Bad bad idea!!!
- 3) residents of Moreno Valley overwhelmingly want more sit down, charming family restaurants that are unique and not cookie cutter fast food chains.
- 4) this is a quality of life issue. I live in Sunnymead Ranch. I do not want McDonalds in my neighborhood. I shop at the Stater Bros. in that corner shopping center. It is the wrong project to put into that location.

Please listen to the residents in the area, like me. This is a very unwanted project.

Thank you for your consideration.

Melinda Corea
10050 Arrow Leaf
Moreno Valley CA 92557

Sent from my iPhone

From: [Tracey Loden](#)
To: [Community Development - Planning](#)
Subject: Case Pen 25-0136
Date: Thursday, May 14, 2026 4:00:54 AM

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I do not agree with this. We already have multiple McDonald's in Moreno Valley. Jose's is an established restaurant for families and individuals to enjoy a meal. Having McDonald's or any other fast food chain would create more traffic and accidents with this intersection and the people trying to exit the shopping center. Especially during school pick-up times. I oppose this request.

Tracey Loden
Moreno Valley
951-623-9522

From: [D.Ag](#)
To: [Community Development - Planning](#)
Subject: case # pen-0136
Date: Thursday, May 14, 2026 6:50:37 AM

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If my understanding is correct this case number is to add a McDonald's on the corner of Ironwood and Frederick/pigeon pass, I oppose this wholeheartedly. I do feel we need ANOTHER McDonalds, especially since there are several existing quite close to this location.

I also not feel like this city makes decisions that are in the best interest of the people living here, putting revenue first and this is another one of those potential misguided decisions. No to McDonalds!

Dana Aguilar

From: [Amy Harrison](#)
To: [Community Development - Planning](#)
Subject: Construction of McDonalds
Date: Thursday, May 14, 2026 7:40:43 AM

[You don't often get email from harrisonas@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Please do not approve the CUP and allow the construction of a McDonalds restaurant to replace Jose's restaurant. I believe it would cause unsafe traffic with its drive through functions and would be as congested and dangerous as the In and Out Burger at Pigeon Pass Road. Cars are lined up in the roadway causing unsafe road conditions trying to enter and exit the In and Out. The same would happen here with excessive McDonalds traffic trying to enter and leave the shopping center. I live nearby off of Pigeon Pass Road and believe this would be negligent for residents and shoppers. Amy Harrison
Sent from my iPhone

From: [Mark Janssen](#)
To: [Community Development - Planning](#)
Subject: Jose's on Pigeon Pass
Date: Thursday, May 14, 2026 7:57:13 AM

[You don't often get email from janssen158@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I have been innMiVal since 1988 - there are far and few “nice restaurants “ north of the 60 fwy. Please don't remove Jose's in Pigeon Pass in favor of McDonald's. Don't sell out! Keep Jose's on Pigeon Pass. My family and neighbors feel the same way.

Mark Janssen
Sent from my iPhone

From: [Diana Rocha](#)
To: [Community Development - Planning](#)
Subject: NO on the McDonalds
Date: Thursday, May 14, 2026 9:41:21 AM

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I am a concerned Moreno Valley long time resident . I am asking you to deny the planning of the McDonald's on Pigeon Pass and Ironwood. Why is okay to tear down an existing sit down restaurant Jose's that has been there for years and the donut shop to put an unneeded McDonalds that we already have 3 less than 5 miles apart? That shopping center is not set up for a drive thru fast food restaurant ,the traffic and getting in and out of center is hard enough already. If you are that desperate to have another McDonalds put where the empty rite aid is on ironwood and heacock . I cant believe that you would even consider tearing down a long time restaurant and donut shop . I hope you make the right decision and listen to all the concerned residents and deny this plan. Diana R

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Jeannette Mendoza](#)
To: [Community Development - Planning](#)
Subject: McDonald's on Ironwood and Pigeon Passz
Date: Thursday, May 14, 2026 9:46:54 AM

[You don't often get email from jeannettemendoza@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Taking out Jose's Restaurant and putting in a McDonald's is a horrible idea. Why would you add congestion to an already congested area? Makes no sense. The people are against this.

We already have a McDonalds a mile or two away. We don't need or want another one.

Stop the madness. What do you have to gain by this because the people who use those roads have nothing to gain and do not want it.

Rethink this please.

Jeannette Mendoza.

I am unable to attend the meeting regarding this but wanted to voice my opinion.

From: [Pamela Benefiel](#)
To: [Community Development - Planning](#)
Subject: Jose's
Date: Thursday, May 14, 2026 10:05:25 AM

You don't often get email from pamben10@gmail.com. [Learn why this is important](#)

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I have already sent an email about getting rid of Jose's on Pigeon Pass and here is another one requesting to don't put a McDonald's there! Does the planning commission is read these or just don't care! You just keep "sneaking" in meetings when you're facing objections to later dates. Listen to what residents are saying! Not crappy chain restaurants who is probably paying you off.

From: [BETTY HORNUNG](#)
To: [Community Development - Planning](#)
Subject: Pigeon pass McDonald's
Date: Thursday, May 14, 2026 11:14:26 AM

[You don't often get email from hobo1996@verizon.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Sent from my iPhone I prefer Jose's family restaurant. No on another McDonald's particularly at pigeon pass and ironwood.

From: [Tom](#)
To: [Community Development - Planning](#)
Subject: Case# Pen 25-0136
Date: Thursday, May 14, 2026 11:19:32 AM

[You don't often get email from trynders@roadrunner.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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We don't agree with plans to change out Jose's to McDonalds. I think Jose's and KD donuts have been there as long as we have (32 years). We have continually used both!! Don't do this!

T Rynders 951-452-2007

Sent from my iPhone

From: [dianaanguiano](#)
To: [Planning Notices DG](#)
Subject: Case# Pen25-0136
Date: Thursday, May 14, 2026 11:45:38 AM

Some people who received this message don't often get email from diana.marie64@gmail.com. [Learn why this is important](#)

Warning: External Email – Watch for Email Red Flags!

Hello,

As a current Moreno Valley resident I would like to make my voice heard. I oppose the opening of a drive thru food chain on pigeon pass & ironwood. There are plenty of drive thru places near that area! Keep it as it is!

Thank you

From: [Jessie Z](#)
To: [Planning Notices DG](#)
Date: Thursday, May 14, 2026 1:15:58 PM

Some people who received this message don't often get email from jessiezrules@gmail.com. [Learn why this is important](#)

Warning: External Email – Watch for Email Red Flags!

Please do NOT approve anything for a McDonald's to be put in on Ironwood and Pigeon Pass. There are several McDonald's within a reasonable distance, we do NOT need another. There is no nutritional value, nor a demand for this food.

Please vote against this replacing Jose's Mexican food. We do not want a fast food chain, ESPECIALLY one with such low quality food, going in at this intersection. With McDonald's being part of such negative press for very real reasons, it would be absolutely ridiculous to add one to such a small part of the community. This will lower the quality of our community immensely. We don't want cheap food, cheap restaurants, or cheap products. Stop approving this garbage.

Thank you.
Jessica Zylstra

From: Natasha Ramirez
To: [Community Development - Planning](#)
Subject: Case# pen25-0136
Date: Thursday, May 14, 2026 1:00:33 PM

You don't often get email from ramirez.natashanpc11@gmail.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

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To whom this may concern,

My name is Natasha Ramirez and I have been living in Moreno Valley for about nine years. I am writing because I am deeply concerned about the potential replacement of Jose's Mexican Food Restaurant located on Pigeon Pass and Ironwood.

Jose's has become a meaningful part of our community and is my family's favorite local spot to eat. The restaurant offers delicious, authentic food and provides healthier, higher-quality options for families in the area. It is a place that many residents know and love.

With so many fast-food chains already nearby, I truly do not believe our community needs another McDonald's. Moreno Valley benefits from supporting local businesses like Jose's that bring character, culture, and personal connection to our city.

I hope our city leaders will take into consideration the value that Jose's Mexican Food Restaurant brings to local families and residents before making any final decisions.

Thank you for your time and consideration.

Sincerely,

Natasha Ramirez

951-275-2373

Sent from my iPhone

From: hrtre2
To: [Community Development - Planning](#)
Subject: FW: Case #Pen25-0136
Date: Thursday, May 14, 2026 1:44:57 PM

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Sent from my Galaxy

----- Original message -----
From: hrtre2 <hrtre2@gmail.com>
Date: 5/14/26 1:43 PM (GMT-08:00)
To: planningemaul@moval.org
Subject: Case #Pen25-0136

Planning committee,

I am opposed to the proposal to put a McDonald's in the corner of Ironwood and Pigeon Pass.

Moreno Valley does not need another McDonald's, there are already three within 2.7 miles if that location and 5 total in Moreno Valley.

We do not need another fast food restaurant. We have very few real restaurants of good quality. To replace Jose's Restaurant, who has been there for over 20 years would be a crime. We love Jose's and want them to remain!

Also the traffic in that corner is already bad, with constant accidents. It's terrible trying to get out of that shopping center now. A McDonald's with a drive through will make it a hundred times worse.

Whoever thought it would be a good idea to kick out a well established, well loved restaurant for a McDonald's is an idiot! WHY would you even consider doing that???! What is wrong with you?

Moreno Valley has far too many fast food restaurants, coffee shops and car washes then any city should have. It's pathetic what you have allowed our city to become.

LEAVE JOSE'S RESTAURANT!!!! We want Jose's Restaurant around for many more years!!!!

Sincerely long time residents who live down the street from this intersection.

Holly & Bob Trevino

Sent from my Galaxy

From: [Natalie Brower](#)
To: [Community Development - Planning](#)
Subject: Case: Pen25-0136
Date: Thursday, May 14, 2026 2:23:43 PM

You don't often get email from natbrower10@gmail.com. [Learn why this is important](#)

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I am emailing to protest the removal of Jose's on Pigeon Pass road. I am 38 years old and I have lived in Moreno Valley all of my life. I now have 2 kids and we eat Jose's regularly. I want my kids to grow up going to this restaurant. Jose's is a staple of the community. We do NOT need another McDonald's there when we already have 3 locations within 3 miles of each other. I urge you to consider the community and its values rather than those of a large business. In order to encourage small businesses and create a community where people want to live, it is essential to keep Jose's at this location and NOT remove it. Please KEEP Jose's at this location. Please do NOT replace Jose's with McDonald's which will only bring the value of this part of the community down as well as create more traffic and safety concerns.

Thank you,

Natalie Brower
Sent from my iPhone

From: [Carolyn G](#)
To: [Community Development - Planning](#)
Subject: KEEP JOSE's!!
Date: Thursday, May 14, 2026 2:23:46 PM

You don't often get email from carolyn950@hotmail.com. [Learn why this is important](#)

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Jose's at Pigeon Pass and Ironwood is a well loved restaurant with a thriving business that has been there for decades. The surrounding community DOES NOT want a McDonald's there! There are plenty of McDonalds already in our city's. Please vote NO on adding a McDonald's at this location.

Carolyn Goeler
Resident since 1991

Get [Outlook for iOS](#)

From: [Angela Drumm](#)
To: [Community Development - Planning](#)
Subject: case# pen25-0136
Date: Thursday, May 14, 2026 3:07:03 PM

You don't often get email from asdrumm810@gmail.com. [Learn why this is important](#)

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I am writing to express my opposition to the proposal being heard tonight, May 14, 2026, at 6:00 p.m., to replace Jose's Mexican Food with a McDonald's.

Jose's has been a long-standing local business in our community, and this project would also displace the other small businesses currently operating in that center, including the donut shop and water store.

In addition, there are already multiple McDonald's locations within the city. Replacing several locally used businesses with another national chain restaurant does not seem like a benefit to the community.

I am also very concerned about the traffic impact. That parking lot is already difficult to navigate, and the adjacent intersection experiences significant congestion. A high-volume drive-thru restaurant would likely make both substantially worse.

I respectfully ask that these impacts on local businesses, traffic, and the character of the area be carefully considered before approving this project.

Thank you for your time and consideration.

--

Angela Drumm
(Box Springs neighborhood)

From: [BeaAgu](#)
To: [Community Development - Planning](#)
Cc: bea_fly@yahoo.com
Subject: case# pen25-0136
Date: Thursday, May 14, 2026 3:36:34 PM

You don't often get email from beatrice.aguilar86@gmail.com. [Learn why this is important](#)

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Hi my name is Beatrice Garcia and as a resident that lives right near Jose's Mexican and this shopping center I do not agree with this change and believe that a McDonald's will not raise the value, and prestige of our district. Instead it will add more traffic, pollution and increase problems that are evident near the other McDonald's near by. Please maintain the integrity of our community by not passing this change and upholding the local business that have held our community together for years.

Respectfully

Beatrice Garcia

From: rebeccaw@viaavalon.com
To: [Community Development - Planning](#)
Subject: Case #pen25-0136
Date: Thursday, May 14, 2026 4:07:08 PM

You don't often get email from rebeccaw@viaavalon.com. [Learn why this is important](#)

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Hello,

I am a local resident of the area of Ironwood/Pigeon Pass. I think it would be so unfair to push out a company that has been at that locations for years! During busy times it is hard enough to pull out of the Stater Brothers Parking lot onto either Ironwood or Pigeon Pass. We already have to deal with the traffic between in n out and Dutch Bros (whoever's idea that was to put them that close together!!) Moreno Valley has several McDonalds and Plenty of better locations for them to go!

Sincerely,

11588 Blue Jay Ct., Moreno Valley CA 92557

Rebecca Whitton

Via Avalon Executive Suites
(951) 231-1500 Phone
(951) 231-1501 Fax
www.ViaAvalon.com
6809 Indiana Ave., Riverside CA 92506

**Cancellations must be provided at lease 48-hours prior to the scheduled event to avoid a fee.
Unless scheduled in advance, all rentals past 5pm will be charged at 1.5 times our standard rate.**

From: Diana Thomsen
To: [Community Development - Planning](#)
Subject: Jose's
Date: Thursday, May 14, 2026 3:05:09 PM

You don't often get email from didiwesling@gmail.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

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Good afternoon,

I am writing to express concern over the approval of a McDonald's to replace Jose's on Frederick. I live very close by, which gives me a personal interest in this issue.

I recognize that there are a large number of apartment complexes nearby and that those are seen as prime customers of a fast food location. However, it is both racially and socioeconomically insensitive to assume that people who live in apartments do not have the right to obtain, and the interest in obtaining, good quality food. Providing only fast food options is not in the interest of equity. With the abundance of studies showing the importance of good nutrition, and the negative impact of fast food, on the development of children, especially those among minority populations, putting in a McDonald's is scientifically inadvisable. Realistically, there are three other McDonald's in a very short distance. There is no reason for this one. Let us have something that's good for us to eat. Something that makes our children healthier, not sicker.

I also express extreme concern over the issue of traffic in that area. That block is already highly impacted during busy times, and getting in and out of that parking lot is extremely challenging. Adding a fast food restaurant would greatly increase traffic and likely accidents, as well. Again, this is not in the best interest of the local residents.

There has been a strong stance taken by City Hall in recent years supporting small business. This appears to be a step in the opposite direction, which concerns me. I have seen mailings come out, sponsored by the City, asking me to shop locally and to support small businesses. Why, then, is the city entertaining the idea of removing a smaller business and replacing it with something so large and impersonal?

Please don't do this. We all deserve better.

Thank you for your consideration,

Diana Thomsen

From: hrtre2
To: [Community Development - Planning](#)
Subject: FW: Case #Pen25-0136
Date: Thursday, May 14, 2026 3:25:47 PM

You don't often get email from hrtre2@gmail.com. Learn why this is important
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Sent from my Galaxy

----- Original message -----
From: hrtre2 <hrtre2@gmail.com>
Date: 5/14/26 1:43 PM (GMT-08:00)
To: planningemaul@moval.org
Subject: Case #Pen25-0136

Planning committee,

I am opposed to the proposal to put a McDonald's in the corner of Ironwood and Pigeon Pass.

Moreno Valley does not need another McDonald's, there are already three within 2.7 miles if that location and 5 total in Moreno Valley.

We do not need another fast food restaurant. We have very few real restaurants of good quality. To replace Jose's Restaurant, who has been there for over 20 years would be a crime. We love Jose's and want them to remain!

Also the traffic in that corner is already bad, with constant accidents. It's terrible trying to get out of that shopping center now. A McDonald's with a drive through will make it a hundred times worse.

Whoever thought it would be a good idea to kick out a well established, well loved restaurant for a McDonald's is an idiot! WHY would you even consider doing that???! What is wrong with you?

Moreno Valley has far too many fast food restaurants, coffee shops and car washes then any city should have. It's pathetic what you have allowed our city to become.

Put McDonald's where Rite-Aid was on Ironwood if you must have another McDonald's. But DON'T replace Jose's.

LEAVE JOSE'S RESTAURANT!!!! We want Jose's Restaurant around for many more years!!!!

Sincerely long time residents who live down the street from this intersection.

Holly & Bob Trevino

Sent from my Galaxy

From: Michelle Vazquez
To: [Community Development - Planning](#)
Subject: Case #pen25-0136
Date: Thursday, May 14, 2026 3:35:08 PM

You don't often get email from michvazq88@gmail.com. Learn why this is important
<<https://aka.ms/LearnAboutSenderIdentification>>

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Do not agree with the removal of Jose's restaurant. I want to add my name to the disapproval of adding a McDonalds.

Thank you,

Michelle Vazquez

From: [Linda Loden](#)
To: [Community Development - Planning](#)
Subject: Case Pen 25-0136
Date: Thursday, May 14, 2026 4:23:28 PM

You don't often get email from leo.lindaloden@gmail.com. [Learn why this is important](#)

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I do not agree with this. Case pen 25-0136 should be denied. We already have too many McDonalds in this area. It would create more traffic and additional accidents in the area. The intersection is already congested with school traffic and work traffic. Trying to exit the parking lot at either east or south exits is difficult as is. And having a 24 hr drive through in a residential area when there are no other businesses open, is not safe. We oppose this case pen 25-0136.

Leo and Linda Loden
Moreno Valley
951-684-8051

From: [Ryan Drumm](#)
To: [Community Development - Planning](#)
Subject: Jose's to Mc Donalds opposition
Date: Thursday, May 14, 2026 4:43:48 PM

You don't often get email from kawirocket674@gmail.com. [Learn why this is important](#)

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I am writing to express my opposition to the proposal being heard tonight, May 14, 2026, at 6:00 p.m., to replace Jose's Mexican Food with a McDonald's.

Jose's has been a long-standing local business in our community, and this project would also displace the other small businesses currently operating in that center, including the donut shop that has served the community for decades.

In addition, there are already multiple McDonald's locations within the city. Replacing several locally used businesses with another national chain restaurant does not seem like a benefit to the community.

I am also very concerned about the traffic impact. That parking lot is already difficult to navigate, and the adjacent intersection experiences significant congestion. A high-volume drive-thru restaurant would likely make both substantially worse.

I respectfully ask that these impacts on local businesses, traffic, and the character of the area be carefully considered before approving this project.

Thank you for your time and consideration.

--

Ryan Drumm

From: [Wanda Marquis-Smith](#)
To: [Planning Notices DG](#)
Subject: Comments re: Conditional Use Permit PEN25-0136 to be considered during May 14, 2026 Public Hearing
Date: Thursday, May 14, 2026 5:07:15 PM

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Hello Planning Commission Members,

I am submitting my comments for today's public hearing AGAINST the possibility of the construction of a McDonald's restaurant located on the NW corner of the intersection of Ironwood Avenue and Pigeon Pass Road, Conditional Use Permit PEN25-0136.

I live north of this intersection and pass through it 5-7 days/week to travel to/from other areas of Moreno Valley and my home. This same intersection, the NW corner, is already a shopping center that contains a Stater Bros. grocery store as it's anchor, and other businesses. As such, throughout the day, there can be a great amount of traffic traveling into and out of the center's TWO exits, especially during the morning and afternoon/evening commute periods. During these periods, it usually takes several minutes for all 4 directions of vehicles waiting for the signal changes to cross Pigeon Pass north/south and Ironwood east/west. AND vehicles coming out of these TWO exits can wait a long time just to get into/out of the shopping center. Allowing a McDonald's in this center will have a several-fold increase in the magnitude of traffic headaches trying to utilize the exits, and get onto the streets.

Secondly, the McDonald's is proposed to be located where there is an existing Jose's restaurant, KD's donut shop, and another shop. These businesses (Jose's and KD's) have been firmly established in our neighborhood for years and years, and are an integral flavor of our neighborhood's lifestyles. A McDonald's is not! I beseech you to consider how the character of our neighborhood will immediately change if a McDonald's replaces them, AS WELL AS the negative financial impacts for Jose's, KD'S, and the Subway, Pizza Hut, and Shrimp Factory also located in the shopping center. We already have a nice mixture of eateries. Plus, we have a Farmer Boys Burgers and an In-N-Out 1 block south of the Staters' Bros on Pigeon Pass, and a Burger King restaurant 1 block east of these on Hemlock.

Third, please be aware of the HUGE traffic jam at Pigeon Pass/Hemlock during the evening commute and late hours caused by the blockage of customer traffic going into the In-N-Out driveway DAILY. Vehicles trying to turn east onto Hemlock from Pigeon Pass are completely blocked, and must take often hazardous maneuvering to turn. We will face this same problem if a McDonald's is located at the NW corner of Pigeon Pass and Ironwood.

My last point is that if our neighbors want to enjoy a McDonald's meal, there are already McDonald restaurants nearby at 1), Sunnymead near Heacock, 2), Perris

Blvd/Elder Avenue, and 3), Day/Canyon Springs Parkway. We don't need another McDonald's in this area.

Thank you for your attention,
Wanda Cross

From: [Alejandra Lopez](#)
To: [Planning Notices DG](#)
Subject: Objecting to Mcdonalds
Date: Thursday, May 14, 2026 5:37:21 PM

Some people who received this message don't often get email from chory1891@yahoo.com. [Learn why this is important](#)

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This correspondence serves to formally convey my profound concerns regarding the proposed commercial development within our community.

As a dedicated resident of Moreno Valley for the past twenty-six years, residing directly adjacent to the shopping center situated on Climbing Rose Drive, I possess intimate knowledge of the area's existing infrastructure and daily operational challenges. It is with this long-standing perspective that I wish to register my unequivocal opposition to the construction of a McDonald's restaurant at the designated intersection.

The immediate vicinity is already characterized by significant vehicular congestion. The existing traffic flow at that intersection, frequently exacerbated by the considerable commercial activity generated by Stater Brothers—which serves as the primary grocery resource for the northern sector of Moreno Valley—often results in substantial delays and navigational difficulties. Introducing a high-volume fast-food establishment would, in my considered view, inevitably intensify these existing traffic bottlenecks, further compromising local accessibility and safety.

Furthermore, a substantial segment of Moreno Valley residents depends on this particular thoroughfare as an essential east-west arterial route, offering a critical alternative to the often-congested 60 Freeway. This established usage pattern already places a heavy demand on local infrastructure. The difficulty residents currently face in safely and efficiently exiting our residential community onto Ironwood, due to the perpetually high volume of through traffic, underscores the fragility of the current traffic management and the potential for a new development to push it past a critical threshold.

Beyond the logistical concerns, I strongly advocate for the preservation of Moreno Valley's current community character, which has, to date, remained free of national fast-food restaurant chains on Ironwood. Maintaining this status quo contributes significantly to the unique appeal and quality of life cherished by its long-term residents.

I respectfully urge you to thoroughly reassess the potential adverse impacts of this proposed development on traffic patterns, resident access, and the overall fabric of our community. Your careful consideration of these critical points is greatly appreciated.

[Sent](#) Alejandra Ramos

From: [RoseeBuud](#)
To: [Planning Notices DG](#)
Subject: CONDITIONAL USE PERMIT pen25-0136.
Date: Thursday, May 14, 2026 6:10:08 PM

[Some people who received this message don't often get email from hernandezrosie17@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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To whom it may concern:

Good afternoon,

I am writing to express my concern with the public hearing being held this Thursday 5/14/26 in regards to CONDITIONAL USE PERMIT pen25-0136.

I have lived/worked in Moreno valley for over 5 years and Jose's Mexican Food has become part of this community. It is now part of a routine where my colleagues and I enjoy our traditional Mexican food during our lunch breaks. Please, I urge you to keep Jose's Mexican Food on Pigeon Pass Rd in Moreno Valley.

Thank you,
Rosie Hernandez
Sent from my iPhone

From: [Rachal Valenzuela](#)
To: [Community Development - Planning](#)
Subject: McDonald's #PEN25-0136
Date: Thursday, May 14, 2026 6:10:23 PM

You don't often get email from rachal.azalia@gmail.com. [Learn why this is important](#)

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Hello,

I'm reaching out to voice my opposition to the McDonald's proposed on pigeon pass and Ironwood. Our family visits Jose's often, it's our favorite restaurant in Moreno Valley and we would be heartbroken to see it turned into another chain, especially one as gross as McDonald's. Not only will a McDonalds create worse traffic in an already hectic area, McDonalds already doesnt maintain their current locations in the city. Jose's is clean, healthy and family friendly restaurant that is a benefit to our neighborhood. I respectfully urge you to consider the people of the community and vote to deny the permit. Thanks for taking the time to consider my opposition.

Sincerely,
Rachal Valenzuela

From: [Dayna And John Eden](#)
To: [Community Development - Planning](#)
Subject: McDonald's on Ironwood and pigeon pass
Date: Thursday, May 14, 2026 7:31:37 PM

[You don't often get email from daynajohn.je@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Good evening to whom it may concern

I'd like to voice my opinion as a resident of Moreno Valley and say we do not need another McDonald's in our area. We have 5 in our surrounding area. There is one on Day street, one on Sunnymead, one on Perris, one on Lasalle, one on Alessandro. Let's leave the area alone. You are trying to close down Jose's which is a family restaurant, the restaurant has been around for years, and they support our community and we support them.

Thank you for your time in this matter

Dayna Eden

Loving my family - sent from iPhone

From: [City Clerk](#)
To: [Planning Commission](#); [Stacy Dunning](#)
Cc: [City Clerk Staff DG](#)
Subject: FW: Support McDonald's
Date: Friday, May 15, 2026 7:22:40 AM

Good afternoon Planning Commission Liaisons,

Please see the following email from Brandon Carn.

City Clerk
City Clerk
City Clerk's Office
City of Moreno Valley

p: 951.413.3001 | e: cityclerk@moval.org | w: www.moval.org
14177 Frederick St., Moreno Valley, CA, 92553

From: Brandon Carn <bmcarn@gmail.com>
Sent: Thursday, May 14, 2026 8:31 PM
To: City Clerk <cityclerk@moval.org>
Subject: Support McDonald's

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Send these comments to the planning commission and city council.

I support another McDonald's being built on Ironwood Avenue. Jose's is a positive restaurant for Moreno Valley, but if they want to sell their property for new ownership they can do that.

The public is going to complain about homelessness, trash, traffic, and similar, but this is already present on Ironwood Avenue. That is based on the management of the location when it opens. Maybe this should be a McDonald's location that doesn't have a drive through as there are storefront locations also and they make that modification with their architect.

If Jose's doesn't want to operate any longer I prefer a new business being there that can provide jobs and revenue especially for the young people in the area. McDonald's should consider more locations in the city like Moreno Beach Drive, Redlands Boulevard, and Gilman Springs Road.

From: [Ricardo Magana](#)
To: [Community Development - Planning](#)
Subject: Project number pen25-0136
Date: Friday, May 15, 2026 11:01:03 AM

You don't often get email from ricardom88@yahoo.com. [Learn why this is important](#)

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As a Moreno Valley resident I am emailing to express my oppose of taking out Jose's Mexican restaurant. Placing another McDonald's here will only create more issues for the residents around this area. The existing McDonald's in the area are already more than enough, we need to support independent restaurants more.

From: [Arbors](#)
To: [Planning Notices DG](#)
Subject: Proposed McDonalds Plans
Date: Friday, May 15, 2026 11:38:58 AM

Some people who received this message don't often get email from arbors@ieapts.com. [Learn why this is important](#)

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To Whom It May Concern:

My name is Nancy Keller and I have been the on-site manager for The Arbors Apartments located on the corner of Climbing Rose Drive and Pigeon Pass Road less than one block from where the proposed McDonalds is to be built. My owners L&S Management built and have remained owners since the day this complex was built back in 1988. I have been manager for 24+years here. We have always complied with all the rules and regulations of the city of Moreno Valley and will continue to do so. We are very disturbed by the building of this McDonalds as we have needed help with traffic, homeless and other major issues in this area. For many years I attended all the managers meeting put on by the Moreno Valley Police Departments and at one time many years ago was apart of the MVPD Volunteer and Anti - Graffiti patrol. I have lived out here since 1983 and have had major interest in the growth of this city. Please take into consideration that the long- time businesses and residents are not appreciative of this plan. As I have watched this city grow and I have come to the conclusion that there are way too many fast- food chains all over this community. Do we really need one more. Jose's has been a fine establishment in our community for years with no major incidents to my knowledge. It seems that most nice restaurants and businesses have left Moreno Valley for whatever reason. I as a stable resident of this community would like to see some better decisions made within our city limits. Please know that we are apposed to this plan and hope that you will listen to the businesses and residents of our fine community.

Thank you
Nancy Keller

From: [Kathy McAdara](#)
To: [Community Development - Planning](#)
Subject: pen25-0136
Date: Friday, May 15, 2026 11:48:36 AM

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I have lived in Moreno Valley for over 30 years. I am in the Hidden Springs area and eat at Jose's frequently and also shop at the Stater Brothers market.

The proposed McDonalds really does not do anything to add to the City of Moreno Valley. We have enough McDonalds here already.

If you are ever on the street when the high school lets out you know that it is already a traffic nightmare--I can't imagine getting in and out of the area around Ironwood with a McDonalds there.

Please reconsider this. I have nothing against McDonalds. But the traffic and potential homeless problem will only gravitate to that area.

As a long time resident and taxpayer please put me down as a no!

Kathy McAdara

kathymcadara@aol.com
951-623-7256

From: [Tracy Wright](#)
To: [Community Development - Planning](#)
Subject: Project number pen25-0136
Date: Friday, May 15, 2026 11:58:23 AM

You don't often get email from morenovalleymom45@yahoo.com. [Learn why this is important](#)

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I don't understand why they can't do this in the rite aid lot! and that lot can not handle the traffic of McDonald's! It would be a total nightmare there would more car accidents

From: [June Ramsey](#)
To: [Community Development - Planning](#)
Subject: Case Pen25-0136
Date: Friday, May 15, 2026 12:23:06 PM

[You don't often get email from grammyofktbd@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am writing to let you know that I definitely do not approve of the proposed McDonalds on the corner of Pigeon Pass and Ironwood. Having lived at the end of Pigeon Pass Rd for 46 years, I know what I'm talking about. It makes no sense. Jose's is a well established and well loved restaurant. There are already 3 McDonald's within a few miles- each are homeless hang outs. Also have you ever tried to get out of the Stater Bros parking lot? You take your life in your hands. Also- the little donut store next to Jose's. Kelly- the owner- is the hardest working person I've ever met. She's been there a long time. She's there early and stays late- running it by herself. She put her daughter through college working there.

Please consider all these things- plus the look of a McDonald's just doesn't fit in.

Thank you

June Ramsey
Sent from my iPhone

From: [Lisa Quemada](#)
To: [Community Development - Planning](#)
Subject: Case # pen 25-0136
Date: Friday, May 15, 2026 12:56:44 PM

[You don't often get email from lisa.quemada@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Planning Committee,

I do not agree with the McDonald's to be built on the corner of Pigeon Pass, and Ironwood. This is a ridiculous outcome for Moreno Valley. These leaders continue to run Moreno Valley down deeper in the dirt. We need better from you better from our politicians in office so disgusted with the city's leader leadership!

Lisa Quemada-Collins
951) 293-7748

Sent from my iPhone

From: [Stacy K](#)
To: [Community Development - Planning](#)
Subject: PEN25-0136
Date: Friday, May 15, 2026 3:33:47 PM

You don't often get email from stacykeene34@gmail.com. [Learn why this is important](#)

Warning: External Email – Watch for Email Red Flags!

Good afternoon,

I am writing to formally express my strong opposition to the proposed closure Jose's- a longstanding family-owned business in order to make way for yet another McDonald's location.

This business has been part of our community for over 30 years. It represents more than just a storefront—it reflects local history, stability, and the character that makes our area unique. Replacing it with a fifth McDonald's not only diminishes that character, but also raises serious questions about the long-term vision for our community.

While national chains have their place, there comes a point where over-saturation adds little value. Another identical fast-food location does not provide the same economic diversity, local employment impact, or sense of identity that a locally owned business brings. Decisions like this risk turning our community into a collection of interchangeable franchises rather than a place with its own distinct culture.

I urge the department to carefully reconsider this proposal and prioritize preserving locally owned businesses that have demonstrated decades of commitment to serving our community. Growth and development should enhance—not erase—the unique qualities that residents value.

Thank you for your time and consideration.

Sincerely,
Stacy Keene

From: [SAINTSFAN Deanna Hargreaves](#)
To: [Community Development - Planning](#)
Subject: Community Safety Concerns Regarding Proposed McDonald's Drive-Thru at Pigeon Pass & Ironwood
Date: Friday, May 15, 2026 4:51:17 PM

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To the Moreno Valley Planning Department,

I am writing once again as a deeply concerned resident regarding the proposed McDonald's drive-thru planned near Pigeon Pass Road and Ironwood Avenue.

Beyond the already serious concerns regarding traffic congestion, noise, pollution, and pedestrian safety near nearby schools and residential neighborhoods, I need the City to understand the very real safety issues that already exist in this area — and how this project will significantly worsen them for residents like myself.

I already deal with ongoing homeless activity directly behind my property in the field near our neighborhood. On a continual basis, I have had to run individuals away from my property, and there have been multiple situations where people have approached or attempted to climb over my fence into my yard from the field behind our homes. This is not a hypothetical concern. It is something my neighborhood is already dealing with regularly.

Adding a 24-hour or late-night fast-food drive-thru directly adjacent to residential homes will inevitably attract additional loitering, transient activity, litter, and public disturbances into an area where residents are already struggling with safety and security concerns. A McDonald's location creates a gathering point, and the burden of those impacts will fall directly onto the surrounding homeowners and families who live here every day.

Residents should not have to fear increased trespassing, crime, or unsafe conditions simply because the City approved a commercial project without properly considering the impacts on the surrounding neighborhood.

I respectfully ask the Planning Department and City officials to seriously reconsider this project and fully evaluate:

- The existing homeless and trespassing issues affecting nearby residents
- The safety impacts to surrounding homes and families
- Increased loitering and late-night activity
- Traffic and pedestrian dangers near schools and residential streets
- The cumulative quality-of-life impacts on the community

Our neighborhood deserves protection, safety, and thoughtful planning — not additional problems imposed directly in front of our homes.

Thank you for your time and consideration.

Sincerely,

Deanna Elizabeth
12011 Barclay Dr
Moreno Valley, CA 92557
bunnylove1814@gmail.com

From: [Susan Grover](#)
To: [Community Development - Planning](#)
Subject: McDonald's Traffic Impact and Safety Concerns at Ironwood and Pigeon Pass
Date: Friday, May 15, 2026 11:57:52 PM

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To Whom It May Concern at Planning Division :

I am unable to make the 5/28/26 council meeting due to personal obligations, however, as a local resident who lives nearby, and shops regularly at the Stater Brothers store, I am deeply concerned about the negative impact a Mc Donald's will create on traffic, both on these two already heavily traveled streets, and within the parking lot itself.

These two streets already carry the burden of heavy commuter traffic, especially those heading for the freeway on/off ramps located on both of these streets, and the nearby Box Springs Elementary school off of Ironwood. With the current traffic, it is already difficult to safely get in and out of the Stater Brothers parking lot. Besides increased traffic congestion, my biggest concern is safety.

I have already witnessed multiple near accidents on the busy corner of Pigeon Pass and Hemlock when vehicles are lined up to get into the In N Out, blocking cars from being able to use that right lane, and having other people turning right onto Hemlock from the left lane because of it. Not to forget vehicles coming east on Hemlock and trying to turn left into their parking lot or the vehicles trying to exit.

McDonald's is also a popular restaurant for many families with small children, so it is not improbable to project the same scenario as In N Out happening, if one is located at Pigeon Pass and Ironwood, especially with a popular grocery store, and two other popular food service businesses on site. I can't imagine how any Traffic Impact Analysis (TIA) or Traffic Impact Study (TIS) would not reflect the danger to both commuters and pedestrians due to the increase of traffic that Mc Donald's would bring to this already congested location.

I sincerely hope you will seriously consider what the many residents of this area are primarily concerned about--safety and traffic congestion. Yes, there is some concerns as well regarding big corporations pushing out local family small businesses, but the main concern is the increased potential for traffic accidents and congestion.

Sincerely,
Susan Grover

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Ingrid Mitchell](#)
To: [Community Development - Planning](#)
Subject: No on McDonald's @Pigeon Pass and Ironwood
Date: Saturday, May 16, 2026 8:29:09 AM

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Against this plan. Do not proceed

Respectfully
Ingrid Mitchell
Hidden Springs Resident

From: [SAINTSFAN Deanna Hargreaves](#)
To: [Community Development - Planning](#)
Subject: Concerns Regarding Proposed McDonald's Drive-Thru at Pigeon Pass & Ironwood
Date: Saturday, May 16, 2026 8:30:46 AM

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Dear Moreno Valley Planning Commission,

I am writing to respectfully express my serious concerns regarding the proposed McDonald's drive-thru project at Pigeon Pass Road and Ironwood Avenue near the Stater Bros shopping center.

I live in this neighborhood and already deal with ongoing issues involving transients and trespassing in the area surrounding our homes. There is an open field behind our neighborhood where homeless individuals frequently gather, and the situation has become increasingly concerning for residents.

I have personally had to run people off from my own property and from neighboring homes multiple times. I have witnessed transients walking into neighbors' garages and wandering through residential areas where they clearly did not belong. There have also been instances where individuals were near or attempting to come over fences behind our homes. As a small woman with significant health and disability issues, these situations are frightening and overwhelming.

My concern is that adding a 24-hour fast-food drive-thru directly in the middle of this residential area will increase loitering, noise, traffic, litter, and late-night activity, while also attracting more individuals to remain in the immediate area around our homes. Residents are already struggling with safety concerns and quality-of-life issues without the addition of another high-traffic business.

This location is also near schools and heavily traveled residential streets. Increased congestion and traffic near students, families, and local neighborhoods should be taken very seriously.

I respectfully ask the Planning Commission to carefully consider the real impact this project will have on the residents who already live here every day. Our neighborhood deserves to feel safe, quiet, and protected.

Thank you for your time, consideration, and service to our community.

Sincerely,

Deanna Elizabeth
Moreno Valley Resident

From: [SAINTSFAN Deanna Hargreaves](#)
To: [Community Development - Planning](#)
Subject: Concerns Regarding Proposed McDonald's Drive-Thru at Pigeon Pass & Ironwood
Date: Saturday, May 16, 2026 8:30:46 AM

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Dear Moreno Valley Planning Commission,

I am writing to respectfully express my serious concerns regarding the proposed McDonald's drive-thru project at Pigeon Pass Road and Ironwood Avenue near the Stater Bros shopping center.

I live in this neighborhood and already deal with ongoing issues involving transients and trespassing in the area surrounding our homes. There is an open field behind our neighborhood where homeless individuals frequently gather, and the situation has become increasingly concerning for residents.

I have personally had to run people off from my own property and from neighboring homes multiple times. I have witnessed transients walking into neighbors' garages and wandering through residential areas where they clearly did not belong. There have also been instances where individuals were near or attempting to come over fences behind our homes. As a small woman with significant health and disability issues, these situations are frightening and overwhelming.

My concern is that adding a 24-hour fast-food drive-thru directly in the middle of this residential area will increase loitering, noise, traffic, litter, and late-night activity, while also attracting more individuals to remain in the immediate area around our homes. Residents are already struggling with safety concerns and quality-of-life issues without the addition of another high-traffic business.

This location is also near schools and heavily traveled residential streets. Increased congestion and traffic near students, families, and local neighborhoods should be taken very seriously.

I respectfully ask the Planning Commission to carefully consider the real impact this project will have on the residents who already live here every day. Our neighborhood deserves to feel safe, quiet, and protected.

Thank you for your time, consideration, and service to our community.

Sincerely,

Deanna Elizabeth
Moreno Valley Resident

From: [Luis Rodriguez](#)
To: [Community Development - Planning](#)
Subject: case# pen 25-0136
Date: Sunday, May 17, 2026 9:02:58 AM

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Good morning

We do not want another McDonalds in MV

The Pigeon Pass and Ironwood intersection is the most miserable intersection, please do not add another problem to that intersection by adding a McDonalds.

Thank you

--

Luis Rodriguez
KP Realty
BRE # 01301175

888-818-8614 Message

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From: [SAINTSFAN Deanna Hargreaves](#)
To: [Community Development - Planning](#); [City Clerk](#); [Ulises Cabrera](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Erlan Gonzalez](#); [Cheylynda Barnard](#)
Subject: Concerns Regarding Proposed 24-Hour Drive-Thru Near Residential Homes
Date: Sunday, May 17, 2026 9:15:45 AM

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One concern many residents have is the close proximity of the proposed 24-hour McDonald's drive-thru to nearby residential homes. We respectfully would like clarification as to whether the City of Moreno Valley currently has other comparable 24-hour fast-food drive-thru locations operating this close to homes and established neighborhoods.

While Moreno Valley certainly has other late-night and 24-hour fast-food drive-thru establishments, many appear to be located within larger commercial corridors with greater separation from residential neighborhoods. Residents are therefore struggling to understand why this proposed 24-hour drive-thru is being considered so close to established homes in this particular neighborhood setting.

The concern is not simply the existence of a fast-food restaurant, but the compatibility of a high-volume 24-hour drive-thru operation located only a short distance from nearby residents who may be impacted by late-night speaker noise, vehicle engines revving and idling at 2 or 3 in the morning, headlights shining directly into nearby homes, increased litter, air pollution, traffic congestion, and bright commercial lighting operating throughout overnight hours.

Residents are also concerned about the cumulative impact this may have on an area that already experiences significant congestion and heavy traffic activity, particularly with nearby schools, pedestrians, families, and children regularly traveling through the intersection and shopping center area.

Many residents feel this proposal is incompatible with the surrounding neighborhood and are questioning why alternative commercial locations with greater separation from homes — including the former Rite Aid location — are not being more seriously considered for this type of operation instead. A location further removed from residential neighborhoods would appear far more compatible for a 24-hour drive-thru operation of this scale and intensity.

We respectfully ask the City and Planning Commission to carefully evaluate whether placing a 24-hour high-volume drive-thru operation within such close proximity to established residential homes is truly appropriate for this specific location and surrounding community before any approvals are considered.

Please include this correspondence and the concerns raised herein as part of the official public record for this proposed project and any related Planning Commission proceedings.

Respectfully,

Deanna Elizabeth
Moreno Valley Resident

From: [Georgina Lomeli](#)
To: [Community Development - Planning](#)
Subject: McDonald's case #Pen25-0136
Date: Sunday, May 17, 2026 6:40:52 PM

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Hi

This is Georgina Lomeli, Im against this idea or proposition, I have been living in this neighborhood for 26 years, we don't need another McDonald, we already have 2 close by specially in this corner, we already have traffic and Jose's Mexican food has been part of our community for years.

Thanks

Georgina Lomeli

From: [SAINTSFAN Deanna Hargreaves](#)
To: [Community Development - Planning](#); [Ulises Cabrera](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Erlan Gonzalez](#); [Cheylynda Barnard](#); [City Clerk](#)
Subject: Request for Clarification and Questions for the Public Record – Proposed McDonald’s at Pigeon Pass & Ironwood
Date: Sunday, May 17, 2026 11:46:11 PM

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To Whom It May Concern,

I appreciate the City’s continued review of previously submitted community concerns regarding this proposed project.

Thank you for continuing to receive and review community concerns regarding the proposed 24-hour McDonald’s drive-thru project near Pigeon Pass Road and Ironwood Avenue.

As nearby residents, we respectfully request that the following questions and concerns be formally included in the public record prior to the upcoming Planning Commission hearing. Many residents are trying to better understand the long-term impacts this project may have on surrounding neighborhoods, schools, traffic circulation, public safety, and quality of life.

QUESTIONS FOR THE RECORD:

- Has the City conducted or reviewed updated traffic counts specific to the Pigeon Pass/Ironwood intersection during peak commute hours, school release times, and weekends?
- Has the City evaluated stacking and overflow impacts from drive-thru traffic within the Stater Bros shopping center?
- What is the projected queue length during peak hours, and could vehicles interfere with internal circulation or shopping center entrances?

- Has the City reviewed whether this intersection already operates at or near capacity during certain times of day?
- Has the City analyzed impacts on emergency vehicle access due to increased congestion?
- Were school circulation patterns and student pedestrian routes evaluated as part of the project review process?
- Has the City evaluated pedestrian safety impacts involving students and families walking through the shopping center and nearby intersections?
- Has the City reviewed collision reports, police calls-for-service, crime statistics, or public safety data for the immediate surrounding area?
- What objective evidence supports the conclusion that a 24-hour drive-thru operation would not negatively impact nearby residential neighborhoods?
- Has the City evaluated the compatibility of this project with the surrounding residential character and nearby homes?
- What measures are proposed to reduce late-night noise from speakers, engines, revving vehicles, headlights, litter, and loitering activity?
- Has the City considered limiting operating hours instead of allowing 24-hour operation?
- Has the City evaluated cumulative impacts from existing businesses already operating within the center?

- Has the City reviewed potential impacts on nearby property owners and overall neighborhood quality of life?
- Has the City independently verified any applicant-submitted traffic or operational studies, or is the City relying solely on information provided by the applicant?
- What measures would be required to prevent vehicles from spilling onto surrounding streets or blocking drive aisles within the center?
- Has the City evaluated whether additional on-site security or operational conditions would be necessary if approved?
- Why is a 24-hour drive-thru being considered in such close proximity to established residential neighborhoods when many comparable locations appear to have greater separation from homes?
- Were alternative locations or reduced-hour operational models considered?
- Can the Planning Commission require additional studies, mitigations, or a continuance if commissioners determine more information is needed?
- Will all submitted resident emails, photographs, videos, and correspondence be included within the official administrative record for this project?

Additionally, I have already submitted requests for public records, including traffic data, collision reports, crime statistics, and related studies for the surrounding area. Residents are hopeful this information will be made available prior to the hearing so the community and Planning Commission can make a

fully informed decision based upon actual conditions within the neighborhood.

Residents are not asking to be ignored or dismissed. We are simply asking for a transparent review process, meaningful consideration of neighborhood impacts, and the opportunity for the community's concerns to be fully heard before any decision is made.

Thank you for your time, attention, and consideration of the concerns being raised by nearby residents and families.

Respectfully,

Deanna Hargreaves

Moreno Valley Resident

From: [SAINTSFAN Deanna Hargreaves](#)
To: [Planning Commission](#); [Community Development - Planning](#); [City Clerk](#); [Ulises Cabrera](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Erlan Gonzalez](#); [Chevlynda Barnard](#)
Subject: Question Regarding Current Planning Commission Membership
Date: Monday, May 18, 2026 12:16:39 PM

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To Whom It May Concern,

While reviewing the Planning Commission member information online, several residents noticed that some listed commissioner terms appear to have expiration dates of March 31, 2025, while multiple additional seats are currently listed as vacant.

For purposes of public understanding and transparency, could the City please clarify whether commissioners whose listed terms have expired are currently continuing to serve until reappointment or replacement, and whether the Planning Commission is presently operating with full voting membership?

Thank you for your time and clarification.

Deanna Hargreaves
Moreno Valley Resident

From: [SAINTSFAN Deanna Hargreaves](#)
To: [Planning Commission](#); [Community Development - Planning](#); [City Clerk](#)
Subject: Questions Regarding Proposed Pigeon Pass & Ironwood McDonald's Project
Date: Monday, May 18, 2026 3:21:56 PM

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Good afternoon,

Thank you for your time and for continuing to review community concerns regarding the proposed 24-hour McDonald's drive-thru project near Pigeon Pass Road and Ironwood Avenue.

As a nearby resident, I was hoping to request clarification regarding several questions about the project review process and surrounding neighborhood impacts.

- Has the City evaluated any potential increased demand on law enforcement, emergency services, or public safety resources associated with a 24-hour drive-thru operation at this location?
- Has the City conducted updated traffic counts specific to the Pigeon Pass/Ironwood intersection during peak commute hours and school release periods?
- Has the City evaluated potential drive-thru queue stacking and overflow impacts within the Stater Bros shopping center circulation areas?
- What is the projected peak-hour queue length for the proposed drive-thru operation?
- Has the City reviewed collision history, calls-for-service, or public safety trends associated with the immediate shopping center area as part of the project review?
- Were nearby schools, student pedestrian routes, and pedestrian safety impacts evaluated during the traffic review process?
- Has any noise analysis been conducted regarding overnight speaker systems, vehicle idling, or late-night operational activity near surrounding residential homes?
- Has the City considered limiting operational hours rather than permitting a 24-hour drive-thru operation?
- Has the Planning Division evaluated whether the proposed 24-hour operation is compatible with the immediately surrounding residential neighborhoods?
- Has the City independently verified applicant-submitted traffic studies or operational analyses?
- If Planning Commissioners determine additional information is needed, can they require further studies, mitigation measures, or a continuance of the hearing?
- Will resident emails, written comments, photographs, and public testimony become part of the official administrative record reviewed by the Planning Commission?

I appreciate your time and understand the complexity involved in reviewing projects of this nature. Residents are simply trying to better understand the review process and the potential long-term impacts on the surrounding neighborhood prior to the hearing.

Thank you again for your time and consideration.

Respectfully,

Deanna Hargreaves

From: [Vicki Brown](#)
To: [Community Development - Planning](#)
Subject: Concerns with a new McDonald's taking over Jose's restaurant
Date: Monday, May 18, 2026 3:33:33 PM

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Regarding Case# pen 25-0136.

You know I'm wondering, are you guys creative or so? Because it doesn't appear to be. That or you're just money grabbing and taking kickbacks. We've got at least three McDonald's that I know of in the city of Moreno, Valley and then you're wanting to put another one at the Stater Bros.. Do you know how hard it is to get out of that parking lot as it is? And then is that all this city is representing fast food slam dunk? I don't even eat here in Moreno, Valley because of the limitation of food. I'm getting tired of Mexican food. I'd like to see something different. I would like to see a small mom and pop in that area. Keep the donut shop. And it would be nice to have an old-time an old town flavor right here on the corner because I know for a fact, many older men retired like to sit at the donut shop and just converse. And you gotta figure the after school after work traffic wanting to get into fast food we've got one right down the street on Day Street. Whose idea was this on the Planning commission? And just what is that they're gaining from it?

I lived in the city since 1988. Between Our city Bendy over for a developer with all these warehouses and then now with all these fast food chains and car washes good God. I can't believe it. Let's get more creative and stop being lazy.

Vicki Brown she/her

From: [SAINTSFAN Deanna Hargreaves](#)
To: [Planning Commission](#); [Community Development - Planning](#); [Ulises Cabrera](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Chevlynda Barnard](#); [Erian Gonzalez](#)
Subject: Follow-Up Question Regarding Planning Commission Vacancies
Date: Monday, May 18, 2026 12:27:44 PM

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To Whom It May Concern,

Thank you for reviewing my prior questions regarding current Planning Commission membership.

As a follow-up, could the City please clarify whether the currently vacant Planning Commission and alternate member seats are in the process of being filled or reappointed, and whether any appointment timeline currently exists?

Several residents are simply trying to better understand the current structure of the Planning Commission while major development proposals are under consideration.

Thank you for your time and clarification.

Deanna Hargreaves

From: [Rosemarie Gonzalez](#)
To: [Planning Notices DG](#)
Subject: McDonald's on pigeon pass
Date: Monday, May 18, 2026 11:55:34 AM

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Please reconsider placing this establishment on this. On This corner. It already has been played with accidents, pedestrians being injured and extreme congestion in the morning during school drop off time and residence trying to get out to work. Also consider the amount of pollution that this will create in these neighborhoods. Please do the right thing. Act as if this was in your immediate neighborhood.

From: [STEVEN LILJEDAHL](#)
To: [Community Development - Planning](#)
Subject: Jose's Mexican food
Date: Tuesday, May 19, 2026 10:38:26 AM

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Please reconsider putting another McDonald's at this location. The residents of Moreno Valley are sick of this type of chain restaurants here. There have to be many other options. How about a Ritchies Diner? Anything but a McDonald's

Sent from my Verizon, Samsung Galaxy smartphone
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From: [Robert Schaffino](#)
To: [Ulises Cabrera](#); [Elena Baca-Santa Cruz](#); [Edward A. Delgado](#); [Erlan Gonzalez](#); [Cheylynda Barnard](#); [City Clerk](#); [Community Development - Planning](#); [Planning Commission](#)
Subject: Resident Concerns Regarding Traffic & Safety Impacts at Pigeon Pass & Ironwood
Date: Wednesday, May 20, 2026 7:23:32 AM

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To the Moreno Valley City Council and Planning Division,

My name is Robert Schaffino, and I live in the Box Springs East area near the proposed McDonald's project at Pigeon Pass Road and Ironwood Avenue. I wanted to respectfully share my concerns as a resident, husband, and father who drives through this intersection every single day.

The traffic at this shopping center is already extremely difficult during school hours, commuting times, and weekends. Many of us who live in this area already spend a significant amount of time sitting through backed up traffic near Stater Bros, especially with vehicles entering and exiting from multiple directions at once. Adding a high-volume 24-hour McDonald's drive-thru to this location honestly feels like more than this intersection can realistically handle.

My biggest concern is that this project could permanently make traffic and safety issues worse for the surrounding neighborhoods and nearby schools. Families use this corridor daily to get to Canyon Springs High School, Vista Heights, Hidden Springs, and surrounding residential areas. It is already frustrating and dangerous at times trying to navigate the congestion there now.

Beyond traffic, many residents are also worried about the overall impact a 24-hour fast food drive-thru could bring directly next to homes and established neighborhoods, including:

- Increased late-night traffic
- Noise from engines, speakers, and deliveries
- More litter and loitering
- Increased strain on an already crowded intersection
- Additional safety concerns for pedestrians and local residents

I understand businesses are important, but I respectfully ask the City to seriously reconsider whether this is the right project for this particular location. Many of us feel this area simply cannot support another major traffic-generating drive-thru without negatively affecting the quality of life for nearby residents.

I also respectfully request that this email and the concerns expressed within it be included as part of the official public record for this proposed project and any related hearings, reviews, or planning discussions.

Please take the concerns of the surrounding community seriously before moving forward with approvals.

Thank you for your time and consideration.

Sincerely,
Robert Schaffino
Moreno Valley Resident

From: [Stephanie Leyva](#)
To: [Planning Notices DG](#)
Cc: ulicesc@moval.org
Subject: Opposition to Proposed McDonald's at Pigeon Pass & Ironwood Avenue
Date: Thursday, May 21, 2026 10:26:05 AM

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Dear City Council Members,

I am writing as a concerned community member in District 2 regarding the proposed McDonald's location at Pigeon Pass and Ironwood Avenue. I strongly oppose this development and hope the council will take into consideration the concerns many residents share about the impact it could have on our neighborhood.

First, our area does not need another fast-food restaurant. As a community, we should be encouraging healthier dining options and supporting businesses that contribute positively to residents' quality of life, especially for families and children. Adding another major fast-food chain only continues the trend of limiting healthy food choices in our area and adding to already existing options.

Second, this location is already heavily congested with traffic. The intersection at Pigeon Pass and Ironwood frequently experiences long wait times, backed-up traffic, and safety concerns for drivers and pedestrians alike. Adding a high-volume, drive-thru restaurant would significantly worsen congestion in an area that is already difficult to navigate during peak hours.

Additionally, the proposed location is near schools and residential neighborhoods. Many parents are concerned about placing another unhealthy food option so close to where children spend their time. Our community should prioritize developments that better serve families and promote healthier environments for young people.

There is also concern regarding the proposal for the restaurant to operate 24 hours a day. A 24-hour fast-food establishment could bring increased noise, loitering, late-night disturbances, and activity that may negatively impact nearby residents and businesses. Many neighbors worry this could attract unwanted activity and reduce the overall sense of safety and comfort in the area.

Lastly, many residents would rather see investment in local businesses and community-focused development instead of another large corporate chain. Supporting local businesses helps strengthen our local economy and preserves the character of our community.

I respectfully ask the City Council to reconsider approving this project and to instead prioritize developments that better reflect the needs and wishes of the community.

Thank you for your time and consideration.

Sincerely,
Stephanie Leyva

From: [Tom Behrens](#)
To: [Planning Notices DG](#)
Cc: [Tom Behrens](#)
Subject: CUP PEN25-0136
Date: Thursday, May 21, 2026 2:04:43 PM

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Moreno Valley City Hall Council Planning Commission

I am writing in reference to the Conditional use Permit PEN25-0136, I am not sure but it appears that the developer has requested that this CUP be canceled by a letter dated April 10, 2026 but I am still submitting my comments in case I am wrong.

1. The public notice signs have plastic covering them so they cannot be seen noticed on April 16, 2026.
2. I do not think it is right to approve this project for a large corporation such as McDonalds that will require an established business such as Jose's to relocate.
3. Jose's has been at this

location for many years and would endure hardships with having to relocate, finding a new location, notifying customer's, permitting and additional city fees this could be enough for them to not seek to open a new establishment.

4. Jose' has been a good city resource from sales tax revenues and city business licensing.
5. There are 3 McDonalds located within 2.5 miles of this location.
6. McDonalds could look for a location at Lake Shore Village in Sunnymead Ranch there are some building sites available at this location another location would be The District on Hemlock also has some building sites available.
7. I believe it is important to look at the whole situation before making critical decisions such as this such

as the current
tenants and employees

Tom Behrens
24040 Kernwood Drive
Moreno Valley CA 92557
951-242-4024