

**Community Development Department
Planning Division**

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Date: November 19, 2025

To: Responsible Agencies and Trustee Agencies/ Interested Organizations and Individuals

Subject: **Notice of Preparation of an Environmental Impact Report for the Perris Blvd. Development (TPM No. 39191)**

Lead Agency:

City of Moreno Valley
Community Development Department
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EIR Consulting Firm:

EPD Solutions Inc.
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The City of Moreno Valley ("City") will be the Lead Agency for the proposed 17500 Perris Boulevard Project ("Project") described below. The City will prepare an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; hereafter CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375 to provide responsible agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. A copy of the NOP is also located at the City of Moreno Valley and available on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

Due to the time limits mandated by State law, your response to this NOP must be submitted at the earliest possible date, but no later than 30 days (the close of this NOP review period) after receipt of this notice or December 19, 2025.

Please send your response to Gabriel Diaz, Associate Planner, at the City of Moreno Valley address listed above. Please include the name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please so indicate.

Project Title: Perris Blvd. Development (TPM No. 39191)

Location: The Project site is located on 90.89 gross acres at 17500 Perris Boulevard in the City of

Moreno Valley within Riverside County as shown in **Exhibit 1, Aerial Photo**. As shown in **Exhibit 2, Vicinity Map**, the Project site is bound by Modular Way to the north, Globe Street to the South, Kitching Street to the east, and Perris Boulevard to the west. The Project site is approximately 90.89 gross acres and is identified by Assessor's Parcel Number (APN) 312-250-043. The central portion of the Project site is currently developed with an existing 692,613 SF one-story building, which is currently occupied by Walgreens as a distribution center, as well as a truck court, a parking lot, a maintenance building, and three basins. The western and eastern portions of the Project site remain vacant and undeveloped. There is an existing chain link fence along the northern and eastern boundary of the site and along a portion of the southern boundary. There is also a wrought iron fence along the western boundary of the site. Regional access to the Project site is provided via Interstate 215 (I-215). Local access to the Project site is provided via Perris Boulevard and Modular Way.

Discretionary Approvals: The Project includes the following discretionary actions under consideration by the City of Moreno Valley.

- **Tentative Parcel Map No. 39191 (PEN25-0043)** - to subdivide Project site into multiple parcels pursuant to the Subdivision Map Act and City Municipal Code
- **Master Plot Plan (PEN25-0044)** - for the development of one (1) 525,540 SF building and three (3) trailer parking/storage lots
- **Plot Plan (PEN25-0045)** - for the development of a trailer parking/storage lot on Parcel 2
- **Plot Plan (PEN25-0046)** - for the development of a trailer parking/storage lot on Parcel 3
- **Plot Plan (PEN25-0047)** - for the development of a trailer parking/storage lot on Parcel 4
- **Plot Plan (PEN25-0048)** - for the development of one (1) 525,540 SF building on Parcel 5

Proposed Project: The Project proposes to subdivide the existing, approximately 90.89 gross acre parcel into five parcels. The existing distribution center and associated facilities would remain in place on Parcel 1. The Project would implement trailer parking lots on Parcels 2, 3, and 4. The Project would also construct and operate one new 525,540 square feet (SF) warehouse building with loading docks and parking on Parcel 5. Additional improvements include the undergrounding of the existing three onsite bioretention basins, decorative landscaping, and associated onsite infrastructure. The conceptual site plan is provided as **Exhibit 3, Conceptual Site Plan**. To accomplish this, the Project includes the discretionary actions described above.

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

Environmental Issues: The City of Moreno Valley has determined that an EIR is required for the Project based on its scale and potential to cause significant environmental effects; therefore, no Initial Study will be prepared (see State CEQA Guidelines, Sections 15060 and 15081):

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| • Aesthetics | • Land Use and Planning |
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Population and Housing |
| • Cultural Resources | • Public Services |
| • Energy | • Recreation |
| • Geology and Soils | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Hazards and Hazardous Materials | • Utilities and Service Systems |
| • Hydrology and Water Quality | • Wildfire |
| | • Mandatory Findings of Significance |

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project related impacts. A Mitigation Monitoring and Reporting Program also will be developed as required by Section 15150 of the CEQA Guidelines. This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be impacted by the Project and should be addressed further by the City of Moreno Valley in the EIR.

SCOPING MEETING

In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation on the Project. Although the primary purpose of the scoping meeting is to meet with representatives of involved agencies to assist the lead agency in determining the scope and content of the environmental information that responsible or trustee agencies may require, members of the public will be provided with an opportunity to submit brief oral comments at this scoping meeting not exceeding three minutes. However, members of the public and relevant agencies are requested to provide their comments in writing, via email or mail, to the contact address shown above. **The scoping meeting will be held on December 10, 2025, at 6:00 PM at the Moreno Valley City Hall (City Council Chambers), 14177 Frederick Street, Moreno Valley, California 92552.**

Please contact Gabriel Diaz at (951) 413-3206 or planningnotices@moval.org with any questions regarding this notice or the scoping meeting.

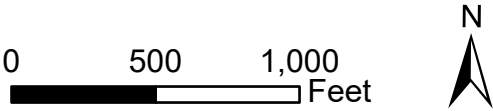
Exhibits

Exhibit 1 – Aerial Photo
Exhibit 2 – Vicinity Map
Exhibit 3 – Conceptual Site Plan

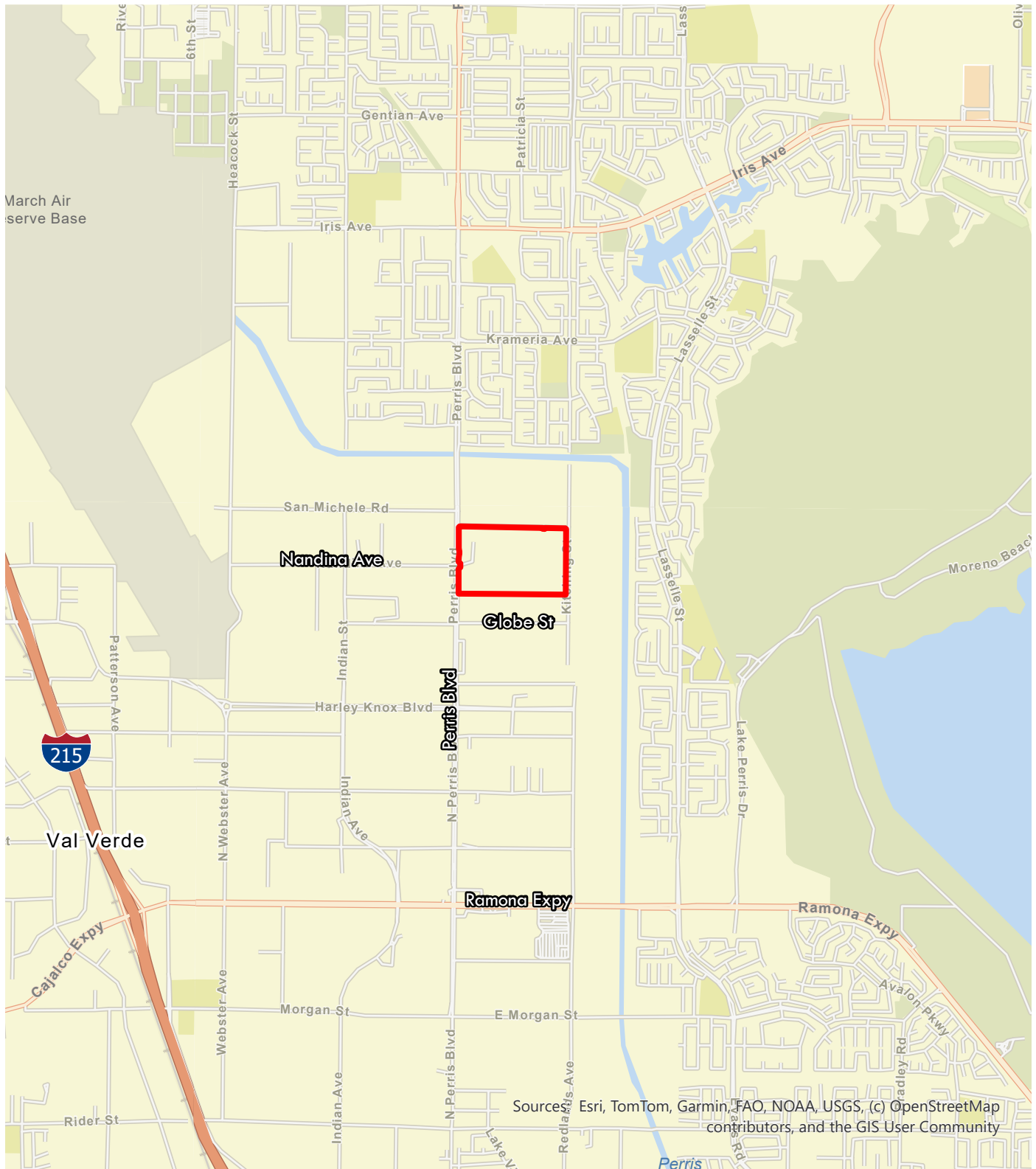


Legend

 Project Site

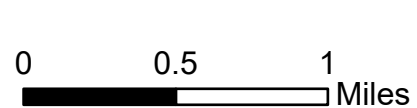


Local Map



Legend

 Project Site



MODULAR WAY

