

**CITY OF MORENO VALLEY
NOTICE OF INTENT
MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Moreno Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which supports the proposed findings, are on file at the City of Moreno Valley.

Project: Tentative Parcel Map (PEN20-0045)
Master Plot Plan (PEN21-0074)
Plot Plan (PEN20-0047)
Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053)

Applicant: Ash Etemadian of Village at Moreno Valley, LLC
Owner: Rancho Pacific Commercial, Inc.
Location: Northwest corner of Nason Street and Fir Avenue (APNs: 487-250-005, -006, -007, -010, and -013)
Proposal: The applicant is requesting approval of the following entitlements: 1) a Tentative Parcel Map (PEN20-0045), 2) a Master Plot Plan (PEN21-0074), 3) a Plot Plan (PEN20-0047), and 4) four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) for the development of a commercial center eight (8) buildings, to be utilized with a combination of retail, restaurant, fueling station, car wash, and three drive thru restaurant uses on approximately 9.3 acres in the Community Commercial District (CC).

Council District: 3

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley, as the Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project as described below.

Project Description: The applicant is requesting approval of the following entitlements: 1) a Tentative Parcel Map (PEN20-0045), 2) a Master Plot Plan (PEN21-0074), 3) a Plot Plan (PEN20-0047), and 4) four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) for the development of a commercial center eight (8) buildings, to be utilized with a combination of retail, restaurant, fueling station, car wash, and three drive thru restaurant uses, located on the northwest corner of Nason Street and Fir Avenue, on approximately 9.3 acres in the Community Commercial District (CC).

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Friday, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

Potential Environmental Impacts: The City of Moreno Valley has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins November 20, 2023, and ends December 20, 2023. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 30-day review period, 5:30 p.m. on December 20, 2023. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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Sean Kelleher
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Community Development Department

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