



**Community Development Department
Planning Division**

14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805
Telephone: 951.413-3206
FAX: 951.413-3210

Date: September 4, 2024

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

Subject: **REVISED Notice of Preparation of an Environmental Impact Report for the Belago Park Project**

Lead Agency:

City of Moreno Valley
Community Development Department
14177 Frederick Street
PO Box 88005
Moreno Valley, CA 92553
Contact: Claudia Manrique, Associate Planner
(951) 413-3206
planningnotices@moval.org

EIR Consulting Firm:

EPD Solutions Inc.
3333 Michelson Drive, Suite 500
Irvine, CA 92612
Contact: Konnie Dobрева
(949) 794-1180

The City of Moreno Valley ("City") will be the Lead Agency for the proposed Belago Park Project ("Project") (SCH 2023080356) 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.

Note: After posting the Notice of Preparation (NOP) on August 16, 2023 for the proposed Project, revisions to the NOP are necessary to identify changes to the proposed Project, including the addition of a proposed public park. These revisions to the Project require recirculation of a revised NOP to provide opportunity for comments on the revised proposed Project. For reference, the original NOP comment period ended on **September 15, 2023**. The new comment period will commence on September 4, 2024.

Due to the time limits mandated by State law, your response to this NOP must be sent at the earliest possible date, but no later than 30 days from the date of confirmed receipt of this NOP (the close of this NOP review period) or October 4, 2024, whichever is later.

Please send your response to Claudia Manrique 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: Belago Park Project (PEN21-0145, PEN21-0238, PEN21-0239, PEN21-0240, PEN21-0243, PEN21-0244, PEN24-0083)

Location: 44.42 acres at the northwest corner of Redlands Boulevard and Cactus Avenue, Moreno Valley, CA. The Project Site is comprised of Assessor Parcel Numbers 478-100-035, 478-100-012; 478-110-001, -002, -003, -004, -005, -006, -007; 478-120-001, -002, -005, -006, 478-120-025, and 478-120-027.

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

- **General Plan Amendment (PEN21-0243)** to change the 2006 General Plan Land Use from Public Facilities (P) to Residential 10 (R10), Residential 5 (R5) and Residential 15 (R15) to R10, and Residential 20 (R20) and R10 to R15.
- **Change of Zone (PEN21-0244)** to change the 2006 zoning designation from P to Residential Single-Family 10 (RS10), Residential 5 (R5) and Residential 15 (R15) to RS10, and R20 and RS10 to R15.
- **Tentative Tract Map 38157 (PEN21-0145)** to subdivide Project site into multiple parcels pursuant to the Subdivision Map Act and City Municipal Code.
- **Conditional Use Permit (PEN21-0238)** for a Planned Unit Development (PUD) to develop 96 units within Planning Area 1 on APNs 478-100-035 and -012; approximately 9.96 net acres, resulting in a density of 9.64 units per acre.
- **Tentative Tract Map 38158 (PEN21-0239)** to subdivide the Project site into multiple parcels pursuant to the Subdivision Map Act and City Municipal Code.
- **Conditional Use Permit (PEN21-0240)** for a Planned Unit Development (PUD) to develop 214 units within Planning Areas 2A, 2B and 3 on APNs; 478-110-001, -002, -003, -004, -005, -006, -007; 478-120-001, -002, -005, -006 and 478-120-025; approximately 22.77 net acres with varying density units per acre.
- **Development Agreement (PEN24-0083)** to construct a 3.84-acre park on city-owned property to be managed by the City, to dedicate 0.63 acres of land to the City for park/public facility purposes that would be transferred to parcel 478-120-027, and to grade 4.38 acres for potential future park/public facility uses by the City on APN 478-120-027.
- Vacation of Richards Avenue (a paper street)

PROJECT SETTING

The Project site is located within the southcentral portion of the City of Moreno Valley within Riverside County, as shown in Figure 1, Regional Vicinity. As shown in Figure 2, Project Location, the Project site is bound by Brodiaea Avenue to the north, Cactus Avenue to the South, Redlands Boulevard to the east, and existing residences to the west. The Project site is approximately 44.42 gross acres and includes the following 15 parcels: (Assessor's Parcel Numbers (APNs)) 478-100-035, 478-100-012; 478-110-001, -002, -003, -004, -005, -006, -007; 478-120-001, -002, -005, -006, 478-120-025, and 478-120-027. All 15 parcels are currently vacant and undeveloped with sparse vegetation consisting of shrubs and low grasses. The site also contains a flood control channel that transects the site from the east to a southwestern portion of the site. Existing conditions of the Project site and adjacent uses are shown in Figure 2, Project Location and Figure 3, Site Photos.

SURROUNDING LAND USE, GENERAL PLAN AND ZONING DESIGNATIONS

The Project site is located within a predominantly residential area that is either being developed or being planned for development. The surrounding uses land uses are described in Table 1.

Table 1. Surrounding Land Use and Zoning Designations

	Existing Land Use	2006 General Plan Designation	2006 Zoning
North	Single-family residential (N) and undeveloped land (NE and NW)	R2 Residential (R2)	Residential Agriculture 2 (RA2)
West	Single-family residential and undeveloped	R5 Residential (R5)	Residential 5 (R5)
South	Cactus Avenue followed by Single-family residential	R10 Residential (R10)	SP-193 Moreno Valley Ranch
East	Vacant and undeveloped land	Commercial (C), R5 Residential (R5), R10 Residential (R10)	Suburban Residential (R5), Suburban Residential (RS10), Neighborhood Commercial (NC)

PROJECT DESCRIPTION

Overview

The Project proposes the development of 310 single-family residential units within four Planning Areas (identified as Planning Areas 1, 2A, 2B and 3) on 14 applicant-owned parcels, a public park on the City-owned parcel, a vacation of a paper roadway (Richards Ave.) 2.41 acres of flood control channel improvements, an extension of a potable water line along Wilmot St., and 9.72 acres of offsite roadway improvements. To accomplish this, the Project includes the discretionary actions described above.

Development Summary

Residential

The Project would construct 310 residential units of varying densities over approximately 32.73 net acres on the applicant owned parcels. The Proposed Project would include two (2) neighborhood park areas, landscaping, parking, private onsite roadways, and utility/stormwater improvements.

Table 2. Overall Development Summary

Planning Area	Tentative Tract Map	Net Acres	Number of Units	Density (du/acre)
1	38157	9.96	96	9.64
2A	38158	11.56	99	8.56
2B	38158	3.45	21	6.09
3	38158	7.76	94	12.11

Public Park

The proposed Project would develop a 3.84-acre public park on behalf of the City in the northeastern

portion of the site, on a portion of a 7.6-acre City-owned parcel (APN 478-120-027). The public park is proposed to include a 10,000 SF splash pad; a restroom building; shaded picnic area; open space with lawns walkways, and fitness stations; and a parking lot with 100 spaces. In addition, as part of the Development Agreement, the project applicant will dedicate 0.63-acres remnant parcels to the City, which will be transferred to APN 478-120-027, increasing the parcel from 7.6 acres to 8.22 acres. The remaining 4.38-acres on APN 478-120-027 would be graded but would not be developed as part of the proposed Project.

Offsite Improvements

Roadway and Utility

The Project includes approximately 9.72 acres of roadway improvements on Cactus Avenue, Brodiaea Avenue, Wilmot Street, and Redlands Boulevard.

Construction

Construction activities would occur in multiple phases as the Planning Areas get built and construction is anticipated to last approximately 68 months, with rough grading beginning second quarter 2026 and continuing as individual homes are constructed based on market demand. Construction for each of the phases would occur in the following stages: (1) site preparation and grading; (2) building construction; (3) paving; and (4) architectural coatings. Construction activities would be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday except for holidays and from 8:00 a.m. to 4:00 p.m. on Saturdays.

General Plan and Zoning Amendments

The Project site’s 15 parcels contain varying 2006 General Plan land use designations and zoning designations that include residential with varying density allowances, open space/parks, and public facilities. The Project proposes to change the existing General Plan land use designation and zoning designations within the Project site as listed below in Table 1, and as illustrated on Figure 4, Existing and Proposed Land Use and Figure 5, Existing and Proposed Zoning:

Table 1. Proposed General Plan and Zoning Amendments

Planning Area	Tentative Tract Map	2006 General Plan		2006 Zoning	
		Existing	Proposed	Existing	Proposed
1	38157	P	R10	P	RS10
2A	38158	R10 & R15	R10	R15 & RS10	RS10
2B	38158	R5	R10	R5	RS10
3	38158	R20, R15, & R10	R15	R20, R15 & RS10	R15
Proposed Public Park		OS & R20	OS	OS & R20	OS

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR

Environmental Issues: The City has determined that an EIR will be required (State CEQA Guidelines Section 15063(a)) based on the scale of the proposed Project. The following environmental topic areas will be addressed in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- 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 September 18, 2024, at 6:00 PM at the Moreno Valley City Hall (City Council Chambers), 14177 Frederick Street, Moreno Valley, California 92552.

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

Sincerely,

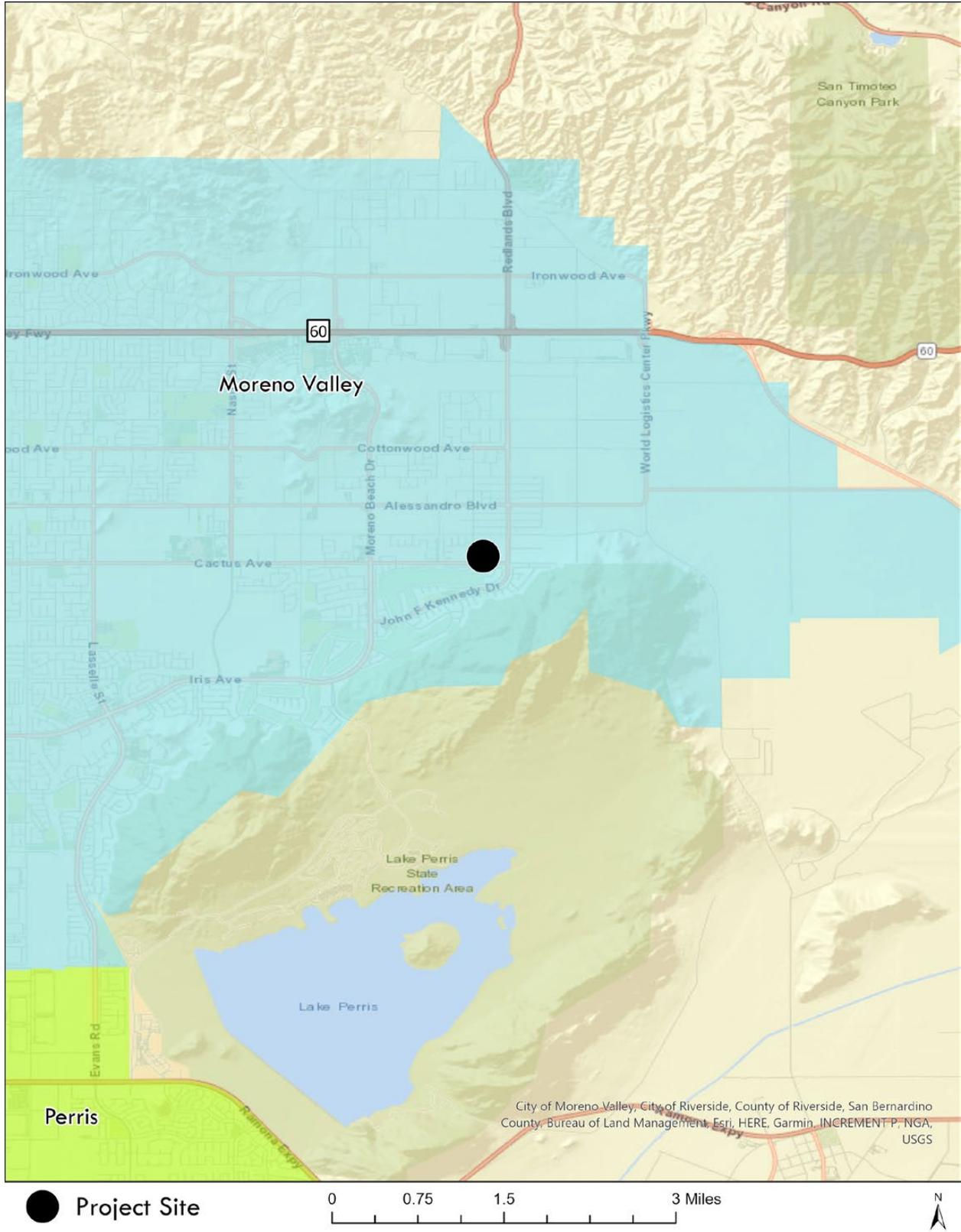
A handwritten signature in black ink, appearing to read 'RF', is written over a horizontal line.

Robert Flores
Planning Division Manager/Official

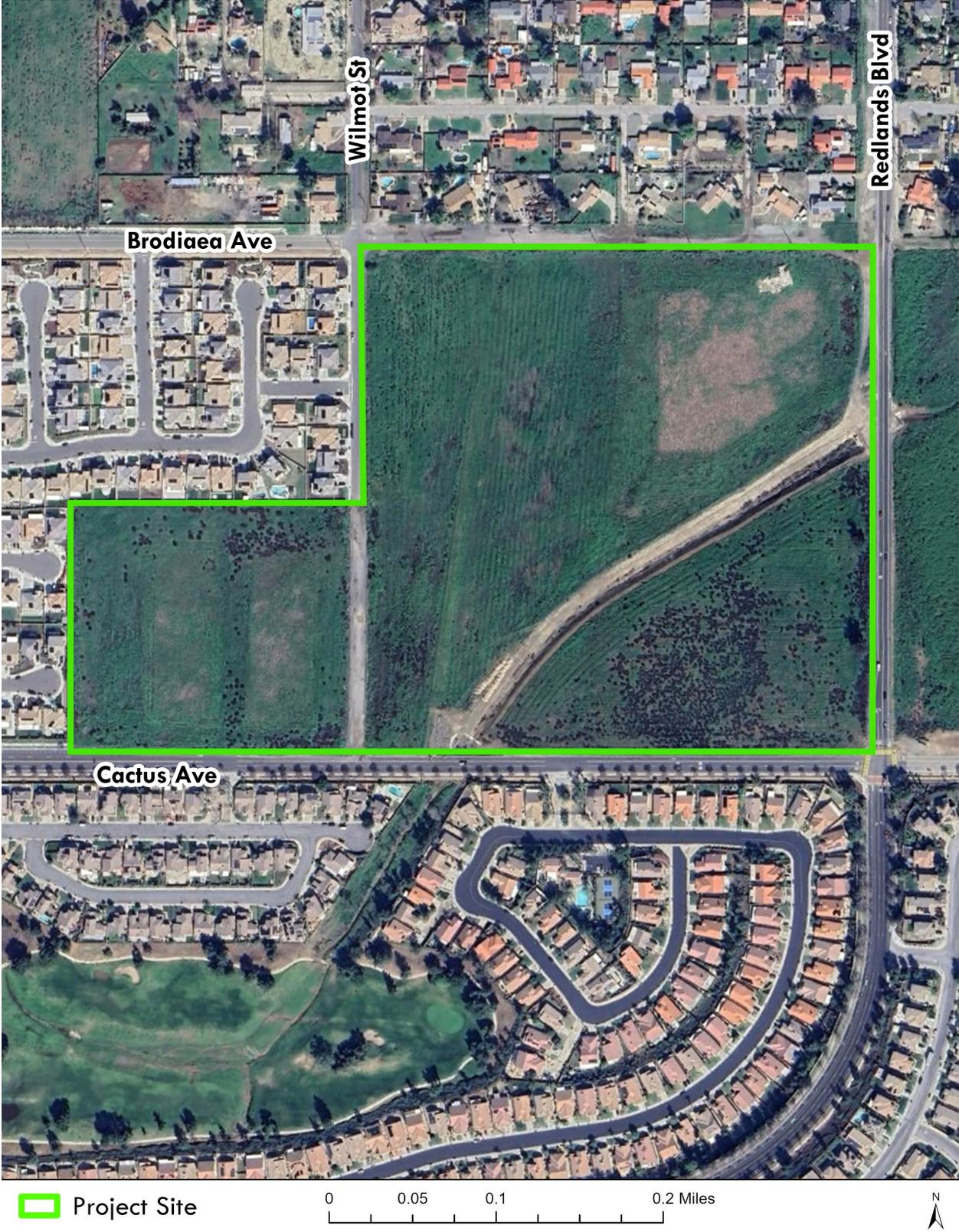
Enclosures:

- Figure 1 Regional Vicinity
- Figure 2 Project Location
- Figure 3 Existing Site Photos
- Figure 4 Existing 2006 General Plan Land Use & Proposed Land Use
- Figure 5 Existing and Proposed 2006 Zoning
- Figure 6 Site Plan

Regional Vicinity



Project Location



Existing Site Photos



Views of the southern boundary of the site from Cactus Avenue



Views of the eastern boundary of the site from Redlands Boulevard



Views of the northern boundary of the site from Brodiaea Avenue

Existing 2006 General Plan Land Use & Proposed Land Use



Existing 2006 Zoning & Proposed Zoning



Conceptual Overall Site Plan



Graded Area
 Park Area
 City-Owned Parcel

Note: TTM: Tentative Tract Map