

**Community Development Department  
Planning Division**

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Date: August 16<sup>th</sup>, 2023

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

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

**Lead Agency:**

City of Moreno Valley  
Community Development Department  
14177 Frederick Street  
PO Box 88005  
Moreno Valley, CA 92553  
Contact: Danielle Harper-Scott, Associate Planner  
(951) 413-3224  
danielleh@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") 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.

The Project description, location, and the potential environmental effects are contained in the attached materials. Since the City has determined that an EIR is required for the Project, pursuant to Section 15060(d) of the CEQA Guidelines (14 CCR 15000 et seq.), the City will not prepare an Initial Study for the Project.

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 (the close of this NOP review period) after receipt of this notice or September 15<sup>th</sup>, 2023.

Please send your response to Danielle Harper-Scott 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** (PEN 21-0145, PEN 21-0238, PEN 21-0239, PEN 21-0240, PEN21-0243, PEN21-0244)

**Location:** **32.34 acres at the northwest intersection of Redlands Boulevard and Cactus Avenue, Moreno Valley, CA**

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

- **PEN 21-0243 General Plan Amendment (GPA)** to change 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.
- **PEN 21-0244 Change of Zone (CZ)** to change 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.
- **PEN 21-0145 Tentative Tract Map (TTM) 38157** to subdivide Project site into multiple parcels pursuant to the Subdivision Map Act and City Municipal Code
- **PEN 21-0238 Conditional Use Permit (CUP) for a Planned Unit Development (PUD)** to develop 97 units within Planning Area 1 on APN 478-100-035; approximately 9.96 acres with a 9.73 density unit per acre.
- **PEN 21-0239 Tentative Tract Map (TTM) 38158** to subdivide Project site into multiple parcels pursuant to the Subdivision Map Act and City Municipal Code.
- **PEN 21-0240 Conditional Use Permit (CUP) for a Planned Unit Development (PUD)** to develop 213 units within Planning Areas 2A, 2B and 3 on APNs 478-100-012; 478-110-001, -002, -003, -004, -005, -006, -007; 478-120-001, -002, -005, -006 and 478-120-025; approximately 23.09 acres with varying density units per acre.
- Vacation of Richards Avenue (a paper street)
- Finding and Determination of No Net Loss of Residential Capacity

## **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 Location. The City of Moreno Valley is directly east of the City of Riverside and directly south of the Box Springs mountains. Regional access to the Project site is provided via Interstate 215 (I-215), approximately 7.1 roadway miles east, and State Route 60 (SR-60), approximately 1.9 roadway miles north.

As shown in Figure 2, Local Vicinity, the Project site is bound by Brodiaea Avenue to the north, Cactus Avenue to the South, Redlands Boulevard to the east, and existing residential homes to the west. The Project site encompasses approximately 32.34 acres and consists of 14 parcels with Assessor's Parcel Numbers (APN) 478-100-035, 478-100-012; 478-110-001, -002, -003, -004, -005, -006, -007; 478-120-001, -002, -005, -006 and 478-120-025. All 14 parcels are currently vacant and undeveloped with sparse vegetation consisting of shrubs and low grasses. The site is relatively flat except for a flood control channel transecting APNs 478-110-001 and 478-110-002 in the southwest portion of the site and through APN 478-120-025 in the northeast portion of the site. Existing conditions of the Project site and adjacent uses are shown in Figure 3, Aerial View and Figure 4, Site Photos.

## PROJECT DESCRIPTION

The Project proposes to subdivide the 32.34 gross acres into two TTMs and develop the site with single-family residential units within four Planning Areas. The Project proposes associated improvements such as landscaping, parking, open space, private roadways, and utility and stormwater improvements. Approvals required for the Project include a GPA, Change of Zone, two TTMs, CUPs for PUDs, and a vacation of Richards Avenue (a paper street).

The two TTMs are delineated into four planning areas, Planning Areas 1, 2A, 2B and 3. TTM 38157 includes Planning Area 1, which is located within the southwest portion of the Project, and TTM 38158 includes Planning Area 2A, 2B and 3.

### **General Plan and Zoning Amendments**

The Project proposes to change the following existing General Plan land use designation and zoning districts within the Project site:

**Table 1. Proposed General Plan and Zoning Amendments**

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

Planning Area 2B would keep its existing General Plan and zoning designation of R5.

### **Development Summary**

The proposed Project would construct 310 units on 33.05 net-acres with varying density units per acre, as shown in Table 2, Overall Development Summary.

The proposed Project would be comprised of four different floor plans and varying architectural styles within each planning area. All residences would be two-story buildings and would include a two-car garage. Additionally, the proposed Project would include neighborhood park areas, landscaping, parking, and utility/stormwater improvements.

**Table 2. Overall Development Summary**

Planning Area	Tentative Tract Map	Acres	Number of Units	Density
1	38157	9.96	97	9.73
2A	38158	15.54	117	7.54
2B	38158			
3	38158	7.55	96	12.71

## 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.

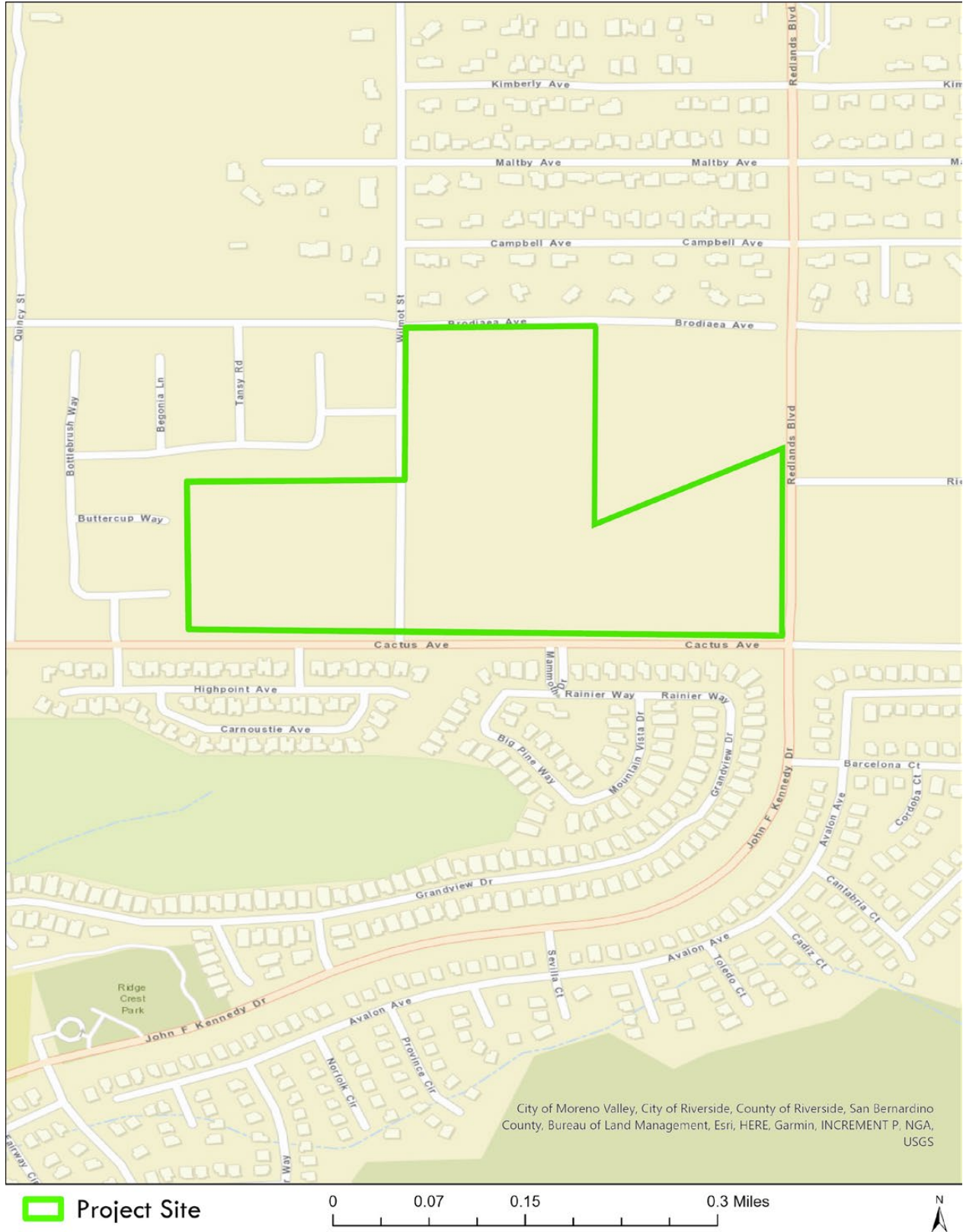
## **SCOPING MEETING**

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 August 30, 2023, at 6:00 PM at the Moreno Valley City Hall (City Council Chambers), 14177 Frederick Street, Moreno Valley, California 92552.

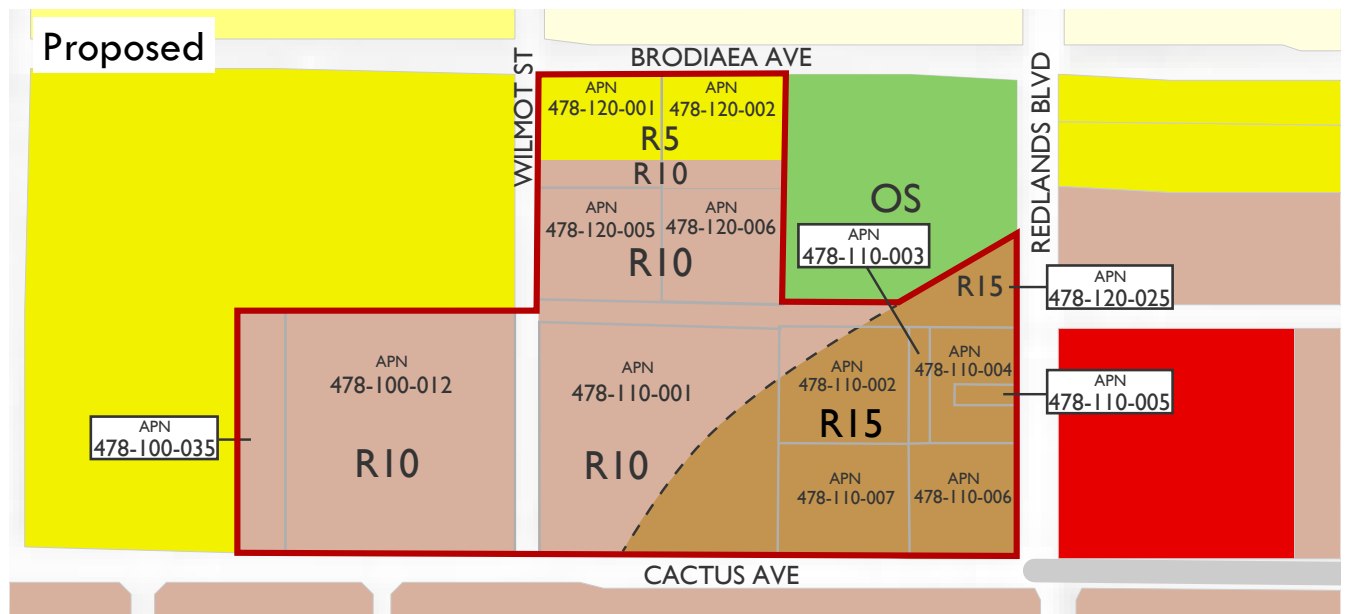
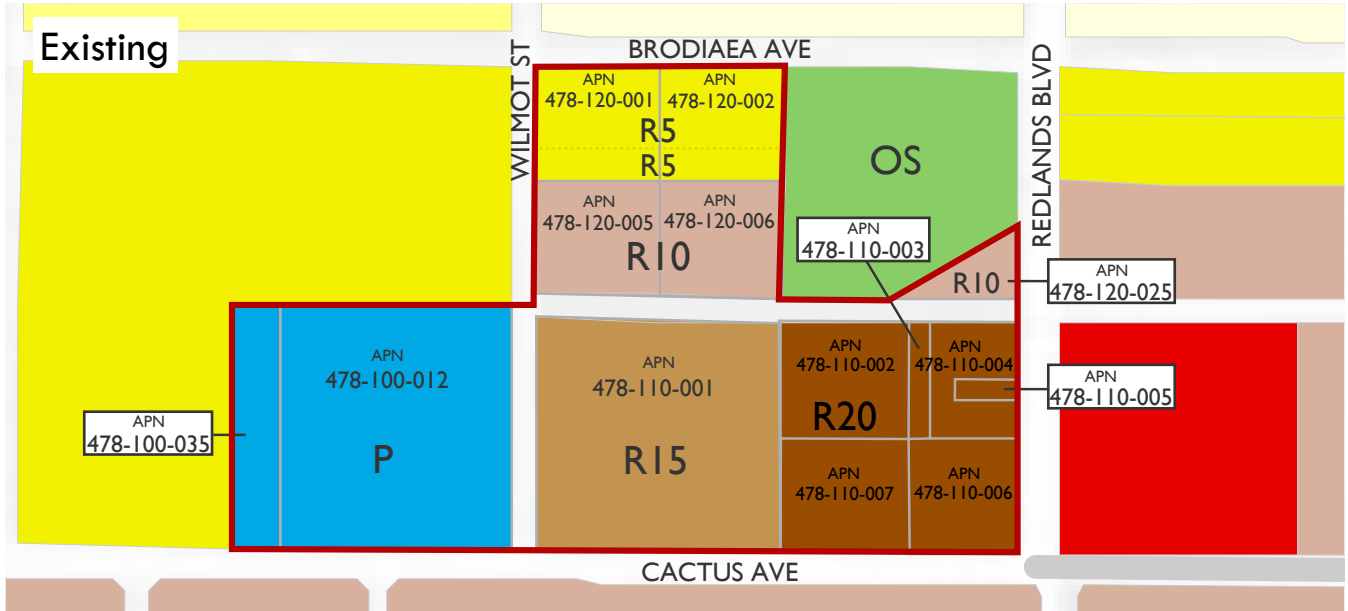
Please contact Danielle Harper-Scott at (951) 413-3206 or [planningnotices@moval.org](mailto:planningnotices@moval.org) with any questions regarding this notice or the scoping meeting.



# Local Vicinity



# Existing General Plan Land Use & Proposed Land Use



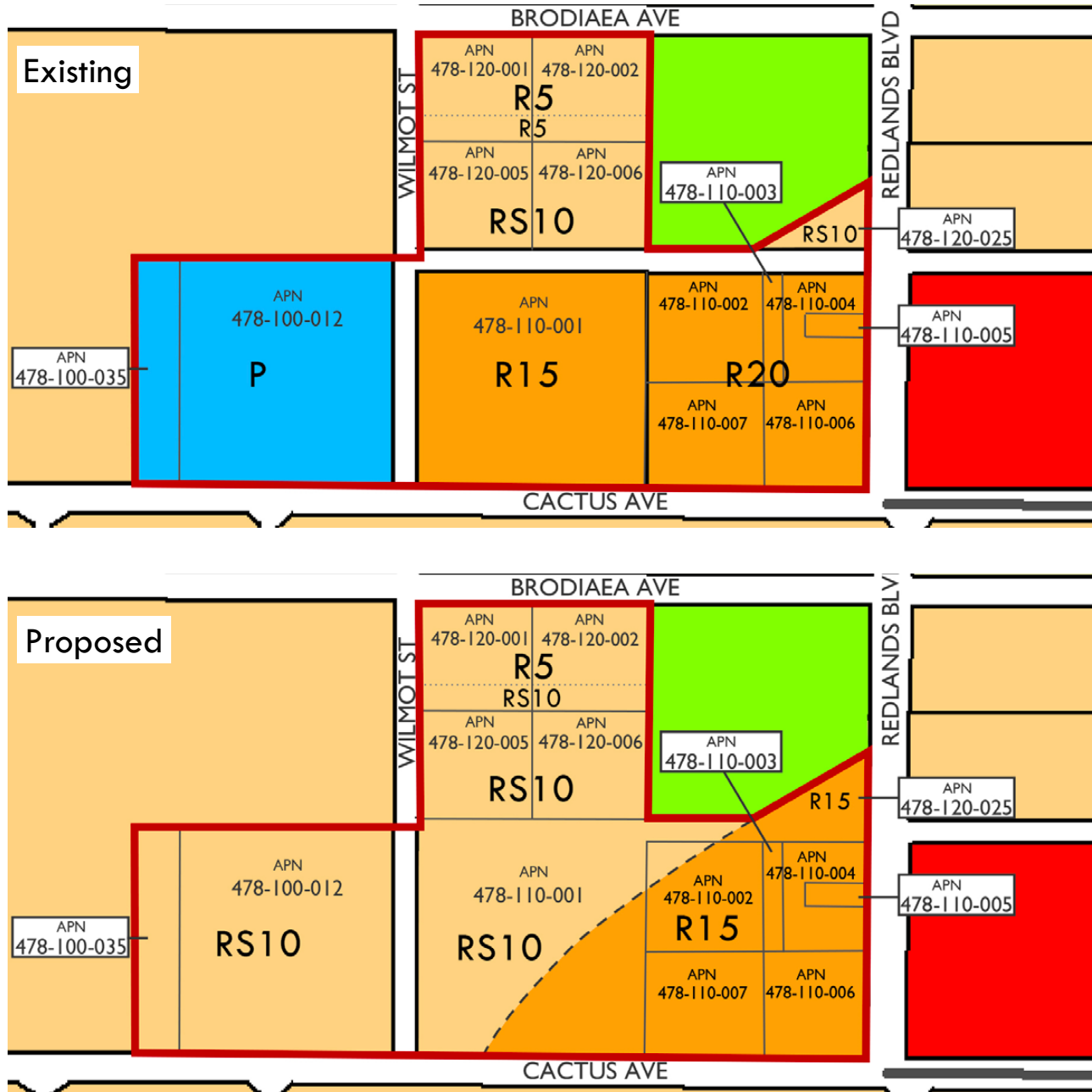
- |   |   |   |
|---|---|---|
| <b>Residential</b>  | <b>Mixed Use</b>  | <b>Public/Quasi-Public</b>  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; border-radius: 50%;"></span> R1 Residential       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; border-radius: 50%;"></span> Downtown Center              | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid #ccc; border-radius: 50%;"></span> Public           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #ccc; border-radius: 50%;"></span> R2 Residential       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; border-radius: 50%;"></span> Center Mixed Use             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; border-radius: 50%;"></span> Parks/Open Space |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #ccc; border-radius: 50%;"></span> Rural Residential    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #ccc; border-radius: 50%;"></span> Corridor Mixed Use           | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; border-radius: 50%;"></span> Floodplain       |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #ccc; border-radius: 50%;"></span> R3 Residential       | <b>Commercial/Office/Industrial</b>   |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #ccc; border-radius: 50%;"></span> R5 Residential       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; border-radius: 50%;"></span> Commercial                   |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #ccc; border-radius: 50%;"></span> R10 Residential      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; border-radius: 50%;"></span> Residential/Office           |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #ccc; border-radius: 50%;"></span> R15 Residential      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; border-radius: 50%;"></span> Highway Office/Commercial    |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #ccc; border-radius: 50%;"></span> R20 Residential      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; border-radius: 50%;"></span> Office                       |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fce4d6; border: 1px solid #ccc; border-radius: 50%;"></span> R30 Residential      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; border-radius: 50%;"></span> Business Park/Light Industri |   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #ccc; border-radius: 50%;"></span> Hillside Residential | <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; border-radius: 50%;"></span> Business Flex                |   |

Project Site



Note: APN: Assessor's Parcel Number

# Existing Zoning & Proposed Zoning



- Zoning**
- Commercial
  - Industrial/Business Park
  - Public Facilities
  - Office
  - Planned Development
  - Large Lot Residential
  - Residential Agriculture 2 DU/AC
  - Residential 2 DU/AC
  - Suburban Residential
  - Multi-family
  - Open Space/Park

**Project Site**



Note: APN: Assessor's Parcel Number



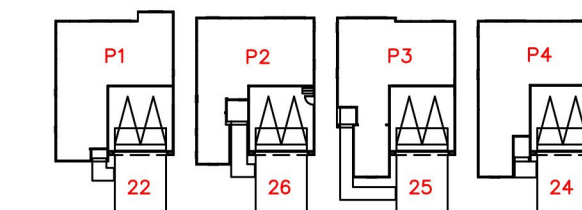
# Architectural Site Plan

brodiaea avenue

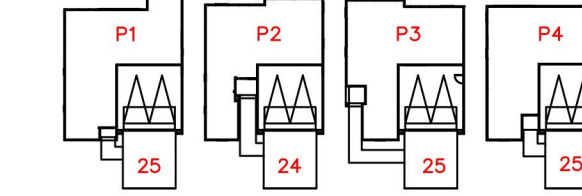


## Architectural Site Plan - TTM38157 & TTM38158

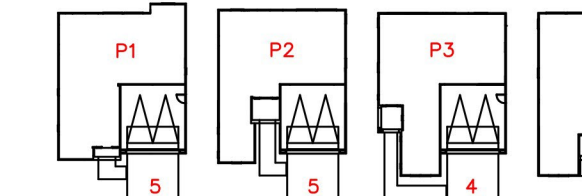
PA 1 - 96 Lot Mix



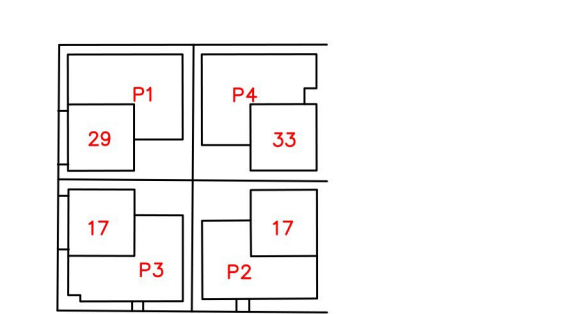
PA 2A - 99 Lot Mix



PA 2B - 17 Lot Mix



PA 3 - 94 Lot Mix



north  
scale: 1" = 60'-0"

# BELAGO Park

Moreno Valley, CA

May 15, 2023

## Architectural Site Plan