

## CITY OF MORENO VALLEY

### RECIRCULATED NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION (MND)

**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:** Conditional Use Permit (PEN18-0038)  
**Applicant:** Anthem Energy  
**Property Owner:** Anthem Energy  
**APN:** 488-310-012  
**Location:** Southwest corner of Redlands Boulevard and Hemlock Avenue  
**Proposal:** Applicant is requesting approval of a Conditional Use Permit for development of a service station on a 2.4-acre portion of a 6.9-acre site. The service station would include a 6,323-square foot retail building that includes 5,123-square foot food market and an adjacent 1,200-square foot retail tenant space, along with 14 gasoline fueling dispensers and 2 diesel fueling dispensers.  
**Council District:** 2

This Recirculated Notice of Availability (NOA) has been prepared to notify agencies and interested parties that the City of Moreno Valley as the Lead Agency has prepared an Initial Study and Mitigated Negative Declaration pursuant to 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 proposes to develop a 2.4-acre portion of a 6.9-acre site as a service station with a 6,323-square foot retail building that includes 5,123-square foot food market with office and storage in a mezzanine level and an adjacent 1,200-square foot retail tenant space, fueling stations gasoline and diesel dispensing within the Highway Office/Commercial (HO/C) District.

Project Location: The Project site is located on the southwest corner of Redlands Boulevard and Hemlock Avenue in Moreno Valley, Riverside County, California. (Assessor Parcel Number (APN): 488-310-012). The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

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.

Public Review and Comment Deadline: Copies of the Initial Study/Mitigated Negative Declaration are available at the Planning Division at the address listed below. 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 January 14, 2022 and ends February 14, 2022. 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 pm on February 14, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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Post Office Box 88005  
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Phone: (951) 413-3224  
Email: [jeffreyb@moval.org](mailto:jeffreyb@moval.org)

Document Availability: The Initial Study/Mitigated Negative Declaration, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (Monday through Thursday, 7:30 a.m. to 5:30 p.m., 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 at the Moreno Valley Library, located at 25480 Alessandro Boulevard, Moreno Valley, California or on the City's website at <https://moval.gov/cdd/documents/about-projects.html>

Press-Enterprise

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Sean Kelleher

Newspaper

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Planning Official, Community Development Department