



Notice of PUBLIC HEARING

This may affect your property. Please Read. Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

Project: PEN19-0047 – Plot Plan with Hearing;
PEN19-0102 – Expanded
Environmental Review
Applicant: MV Holdings, LLC
Property Owner: MV Holdings, LLC
Representative: Andrea Arcilla, EPD Solutions Inc.
Location: Northeast corner of Moreno Beach
Drive and Auto Mall Drive
APN's: 488-390-015 and 488-390-016

Proposal: The applicant is requesting a Plot Plan with hearing and Expanded Environmental Review for a 41,511 square foot Kia sales and service facility on 2 vacant parcels within Specific Plan 209 (SP209 Planning Area C). Phase 1 includes a 23,858 square foot, two story, sales facility, 13 bay service center, and carwash. Phase 2 will include a 17,653 square foot expansion of the facility including the addition of 10 service bays.

Council District: 3

Environmental Determination: The City of Moreno Valley has reviewed the above project and has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The Mitigated Negative Declaration represents the City's independent judgment and analysis. The proposed project will not have a significant effect on the environment with the implementation of mitigation measures.

The Draft IS/MND is being circulated for review and comment by interested agencies, organizations, and persons for 20 days in accordance with Section 21091 of the State CEQA Guidelines. A 20-day public review period to solicit comments on the Draft IS/MND starts **June 21, 2019** and ends **July 11, 2019**.

A public hearing before the Planning Commission is scheduled for the proposed project. Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or you may telephone (951) 413-3206 for further

information.

In the case of Public Hearing items, any person may also appear and be heard in support of or opposition to the project or recommendation of adoption of the Environmental Determination at the time of the Hearing.

The Planning Commission, at the Hearing or during deliberations, could approve changes or alternatives to the proposal.

If you challenge any of these items in court, you may be limited to raising only those items you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chamber, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: July 11, 2019 at 7 PM
CONTACT PLANNER: Jerry Guarracino
PHONE: (951) 413-3206

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.