

From: [Mauricio Alvarez](#)
To: [Gabriel Diaz](#)
Subject: PEN21-0273
Date: Tuesday, May 16, 2023 9:24:53 AM

Warning: External Email – Watch for Email Red Flags!

Good Morning Gabriel,

Thank you for including Riverside Transit Agency in the development review of PEN21-0273, the commercial center proposed on the northwest corner of Alessandro Blvd & Lasselle St. I reviewed the plans online and have no additional recommendations to submit for this particular project. I appreciate that a bus turnout has been incorporated into the plans and that there are safe pedestrian pathways throughout the project to connect to the bus stop, Alessandro Blvd, and Lasselle St.

Thank you,

Mauricio Alvarez, MBA

Planning Analyst
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May 8, 2023

Gabriel Diaz, Associate Planner
City of Moreno Valley
14177 Frederick Street
PO Box 88005
Moreno Valley, CA 92552

Subject: EMWD Comments for the Northwest Commercial Center Project Notice of Intent to Adopt a Mitigated Negative Declaration

Location: Northwest corner of Alessandro Boulevard and Lasselle Street, in the City of Moreno Valley, Riverside County, California.

Dear Mr. Gabriel Diaz:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to comment on the Northwest Commercial Center Project, Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND). The project proposes the development of an approximately 8-acre commercial center. The proposed project includes an 8-pump gas station with a convenience store, an express car wash, and quick service restaurant with drive-through; two fast food restaurants with drive-throughs, a sit down restaurant with patio, a bank building with drive-through, two office buildings, and two retail buildings, along with associated parking and landscape improvements.

EMWD offers the following comments:

To define the impact(s) on the environment and on existing EMWD facilities, and as development within this area occurs over time, the proponents of implementing development projects shall consult EMWD's Development Services Department to compare proposed and existing water demands and sewer flows, and prepare a Design Conditions report (DC), formally known as the Plan of Service (POS), to detail all

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pertinent facilities necessary to serve such implementing development projects, resulting in an approved DC, prior to final design and plan check of such facilities.

To help define EMWD's Design Conditions, EMWD requires beginning dialogue with project proponents at an early stage in the site design and development, via a one-hour complementary Due Diligence meeting. To set up this meeting the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our web page www.emwd.org, then select the "Developer" link, then select the "New Development Process Forms" link. This meeting will offer the following benefits:

1. Describe EMWD's development process
2. Identify project scope and parameters
3. Provide a preliminary review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service
5. Identify project submittal requirements to start the Design Conditions review

Following the Due Diligence meeting, and to proceed with a project, the Design Conditions will need to be developed by the developer's engineer and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The DC process and approval will provide the following:

1. Technical evaluation of the project's demands and existing system capacities
2. Identification of impacts to existing facilities
3. Identification of additional on-site and off-site facilities, necessary to serve the project
4. Identification of easement requirements, if necessary
5. Identification of potential EMWD's cost participation in facility oversizing, if applicable

If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Alfred Javier
Director of Environmental and Regulatory Compliance

ARJ: hs
Attachments: Copy of Public Notice