

**RESOLUTION NO. 2025-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING AND ADOPTING THE MITIGATION MONITORING AND REPORTING PROGRAM AND CERTIFY THE FINAL ENVIRONMENTAL REPORT (SCH NO. 2023080366) FOR THE MORENO VALLEY BUSINESS PARK – BUILDING 5, SPECIFIC PLAN (SP-205) AMENDMENT PROJECT**

**WHEREAS**, the City of Moreno Valley is a general law city and a municipal corporation of the State of California (City); and

**WHEREAS**, LCG 10MV, LLC (“Applicant”), has applied for General Plan Amendment (PEN24-0167), Specific Plan Amendment (PEN23-0092), and Plot Plan (PEN23-0042) for the Moreno Valley Business Park Project within Specific Plan (SP-205) Amendment (collectively the “Project Approvals” or “Proposed Project”); and

**WHEREAS**, in conjunction with the Applicant’s requested Project Approvals, and in accordance with the California Environmental Quality Act (CEQA)<sup>1</sup> and the State CEQA Guidelines<sup>2</sup>, the City prepared a Draft Environmental Impact Report (Draft EIR) (SCH No. 2023080366) for the Proposed Project; and

**WHEREAS**, the Draft EIR was circulated for public and agency comment and proper notification was provided in accordance with CEQA and the CEQA Guidelines, with the public comment period commencing on January 16, 2025, to March 3, 2025, after which the City prepared the Final EIR (State Clearinghouse No. 2023080366) (Final EIR); and

**WHEREAS**, the Final EIR has been completed, and has analyzed the environmental impacts of the construction and operation of the Proposed Project; and

**WHEREAS**, the Final EIR contains the information required by CEQA Guidelines § 15132, including, without limitation, the Draft EIR and all revisions and additions thereto, comments on the Draft EIR received from various agencies, organizations, companies, individuals and other interested parties, and the City’s responses to the comments received on the Draft EIR; and

**WHEREAS**, the Final EIR finds and concludes that all potentially significant environmental impacts from the implementation of the Proposed Project have been identified in the Final EIR and, with the implementation of the mitigation measures defined and set forth in the Mitigation Monitoring and Reporting Program (“MMRP”), will be mitigated to a less-than-significant level; and

**WHEREAS**, a the Final EIR does not identify any impacts that cannot be mitigated to a less-than-significant level, resulting in no need or requirement for the

<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 14 California Code of Regulations §§15000-15387

preparation of a Statement of Overriding Considerations for the Proposed Project, the purpose of which, as defined in CEQA Guidelines section 15093, is to balance, as applicable, the economic, legal, social, technological, or other benefits of the Proposed Project against its unavoidable environmental risks that shall be considered when determining whether to approve the Proposed Project; and

**WHEREAS**, the Final EIR finds, determines and concludes that implementation of the Proposed Project will not have specific significant, unavoidable environmental impacts after the implementation of all feasible mitigation measures identified in the Final EIR, including the reasonable range of alternatives identified in the Final EIR; and

**WHEREAS**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing was scheduled before the Moreno Valley Planning Commission for September 11, 2025, and notice thereof was duly published and posted on the ~~Proposed~~-Project ~~Site~~ and the City's website and mailed to all property owners of record within 600 feet of the ~~Proposed~~-Project ~~Site~~; and

**WHEREAS**, on September 11, 2025, the Planning Commission, after providing the required notice, conducted the duly-noticed public hearing as prescribed by law to consider the Final EIR and the Proposed Project at which time all interested persons were provided with an opportunity to testify and present evidence, after which the Planning Commission voted 4-2 to recommend that the City Council approve and adopt the Mitigation Monitoring and Reporting Program and certify the Final Environmental Impact Report for the Proposed Project; and

**WHEREAS**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code section 65905, a public hearing notice was scheduled before the Moreno Valley City Council for October 7, 2025, and notice thereof was duly published in the Press enterprise Newspaper and mail to all property owners of record within 600 feet of the Project Site.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1. RECITALS AND EXHIBITS**

That the foregoing Recitals and the attached Exhibits are true and correct and are hereby incorporated by reference.

**Section 2. EVIDENCE AND RECORD**

That the City Council has considered all the evidence submitted in the record of proceedings for consideration of the Environmental Impact Report and Mitigation Monitoring and Reporting Program, including, but not limited to, the following:

- a) ~~Peremptory Writ of Mandate (Case No. CVRI210122)~~,

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- b) Draft EIR prepared for the Proposed Project, attached hereto as part of Exhibit A,
- ~~a)c)~~ All responses to comments received during the 45-day public review period, including without limitation, comments on the Draft EIR received from George Hague on or about March 3, 2025.
- ~~b)d)~~ Notice of Completion of an Environmental Impact Report, hereto as part of Exhibit A,
- ~~e)e)~~ Final EIR, attached hereto as part of Exhibit A,
- ~~f)f)~~ Mitigation Monitoring and Reporting Program, attached hereto as Exhibit B,
- ~~e)g)~~ Staff Report prepared for the City Council consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing, and
- ~~f)h)~~ Testimony, comments and correspondence from all persons, including without limitation comments submitted by George Hague on or about March 3, 2025. that were provided at, or prior to, the public hearing.

**Section 3. CEQA FINDINGS OF FACT**

That based on the content of the foregoing Recitals and the Evidence contained in the record of proceedings, as set forth above, the City Council makes the following findings:

~~(a)~~ (a) That the City timely responded to all comments received during the 45-day public review period, including without limitation, comments on the Draft EIR received from George Hague on or about March 3, 2025;

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~~(a)~~ That the City has independently reviewed, analyzed, and considered the Environmental Impact Report and Mitigation Monitoring and Reporting Program, and the whole record before it, including, the Initial Study and comments received;

~~(b)~~

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~~(c)~~ (b) That the proposed mitigation measures will reduce all environmental impacts of the Proposed Project to a less-than-significant level and there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment;

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~~(d)~~ That the Environmental Impact Report and Mitigation Monitoring and Reporting Program have been completed in compliance with CEQA and the CEQA Guidelines consistent the City's Rules and Procedures for the Implementation of the California Environmental Quality Act;

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~~(e)~~ That the Environmental Impact Report and Mitigation Monitoring and Reporting Program reflect the independent judgment and analysis of the City as Lead Agency for the Proposed Project; ~~and~~

~~(f)~~ That the Environmental Impact Report and Mitigation Monitoring and Reporting Program are adequate to serve as the required CEQA environmental

documentation for the Proposed Project, in compliance with the Peremptory Writ of Mandate (Case No. CVRI210122). -

**Section 4. MITIGATION MONITORING AND REPORTING PROGRAM**

That based on the substantial evidence included in the Recitals, Exhibits and evidence contained in the record of proceedings, as set forth above, the findings set forth in the Final EIR attached hereto as **Exhibit A**, the City Council hereby approves and adopts the Mitigation Monitoring and Reporting Program (“MMRP”) attached here to as **Exhibit B**.

**Section 5. ~~RECOMMENDATION OF~~ APPROVAL AND CERTIFICATION OF THE FINAL EIR**

That based on the substantial evidence included in the Recitals, Exhibits and evidence contained in the record of proceedings and the findings, as set forth above, the findings set forth in the Final EIR, attached hereto as **Exhibit A**, and the Mitigation Monitoring and Reporting Program (“MMRP”), attached hereto as **Exhibit B**, the City Council hereby certifies the Final EIR, attached hereto as **Exhibit A**, and adopts the Mitigation Monitoring and Reporting Program (“MMRP”), attached hereto as **Exhibit B**, and require a Notice of Determination be filed and posted, as required by CEQA, after the adoption of the City Council Resolution approving and certifying the Final EIR for the Proposed Project becomes final, as specified by Section 9.14.050 of the Moreno Valley Municipal Code.

**Section 6. SEVERABILITY**

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

**Section 7. NO SIGNIFICANT NEW INFORMATION**

That based on the substantial evidence included in the Recitals, Exhibits and evidence contained in the record of proceedings, as set forth above, the above findings and the findings set forth in the Draft EIR and Final EIR, the CEQA Findings of Fact, attached hereto as **Exhibit A**, the City Council hereby finds that no significant new information, as defined CEQA Guidelines § 15088.5(a), has been received by the City Council after the circulation of the Draft EIR that would require recirculation and that all of the information added to the Draft EIR merely clarifies, amplifies, or makes insignificant modifications to the already adequate Draft and Final EIRs pursuant to CEQA Guidelines § 15088.5(b).

**Section 8. CEQA COMPLIANCE**

That the City Council hereby certifies that: (a) it has reviewed the Final EIR prior to taking any action to approve, conditional approve, or deny the Proposed Project; (b) that the Final EIR has been completed in compliance with CEQA and the CEQA Guidelines; and (c) that the City Council has complied with all procedural and substantive requirements of CEQA and the CEQA Guidelines.

**Section 9. WRIT COMPLIANCE**

That based on the foregoing, the Final EIR has been certified in compliance with Peremptory Writ of Mandate (Case No. CVRI210122).

**Section 109. INDEPENDENT JUDGMENT AND ANALYSIS**

That the City Council hereby finds that the Final EIR reflects the City Council's independent judgment and analysis.

**Section 101. REPEAL OF CONFLICTING PROVISIONS**

That all provisions of any resolution in effect prior to the effective date of this Resolution as adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

**Section 124. EFFECTIVE DATE**

That this Resolution shall take effect immediately upon its adoption.

**Section 132. CERTIFICATION**

That the City Clerk shall certify as to the adoption of this Resolution and shall cause the same to be processed in the manner required by law.

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**PASSED AND ADOPTED THIS 7<sup>th</sup> day of October, 2025.**

CITY OF MORENO VALLEY  
CITY COUNCIL

\_\_\_\_\_  
Ulises Cabrera,  
Mayor of the City of Moreno Valley

ATTEST:

\_\_\_\_\_  
M. Patricia Rodriguez, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Steven B. Quintanilla, City Attorney

Exhibits:  
Exhibit A – Final Environmental Impact Report with Appendices  
Exhibit B – Mitigation Monitoring and Reporting Program

**Exhibit A**

**Final Environmental Impact Report with Appendices**

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**Exhibit B**

**Mitigation Monitoring and Reporting Program**