

**RESOLUTION NO. 2025-XX**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT (PEN24-0167) AND PLOT PLAN (PEN23-0042) 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") submitted applications for a General Plan Amendment (PEN24-0167), Specific Plan Amendment (PEN23-0092), and Plot Plan Amendment (PEN23-0042) for the Moreno Valley Business Park – Building 5, 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) for the Proposed Project, which was completed by January 16, 2025; and

**WHEREAS**, the Draft EIR evaluated the Proposed Project's consistency the 2006 General Plan, and it was found, determined and concluded that the Proposed Project is consistent with the 2006 General Plan; 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

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

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

mitigated to a less-than-significant level and found no impacts which cannot be mitigated to a less-than-significant level; 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 Project Site and the City's website and mailed to all property owners of record within 600 feet of the Project Site; and

**WHEREAS**, on September 11, 2025, the Planning Commission, after providing the required notice, conducted a duly-noticed public hearing 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, the Planning Commission voted 4-2 to recommend that the City Council approve and certify the Final EIR for the Proposed Project and approve 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. NOTICE**

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions") and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions; and that the Applicant has been further notified that the ninety-day approval period in which the Applicant may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has commenced.

**Section 3. EVIDENCE AND RECORD**

That the City Council has considered all the evidence submitted in the record of proceedings for consideration of the Proposed Project, including, but not limited to, the following:

- Peremptory Writ of Mandate (Case No. CVRI210122);
- Moreno Valley General Plan (2006);
- Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- Draft Environmental Impact Report (EIR) for the Proposed Project, including appendices;
- Mitigation Monitoring and Reporting Program;
- Final EIR for the Proposed Project, including appendices (State Clearinghouse No. 2023080366);
- Application and related material and information pertaining to General Plan Amendment (PEN24-0167), Specific Plan Amendment (PEN23-0092), and Plot Plan (PEN23-0042)
- Conditions of Approval for Plot Plan (PEN23-0042), as set forth in Exhibit C, attached hereto;
- All public notices issued by the City of Moreno Valley with regard to the Proposed Project (2023-2025);
- All staff reports, attachments, and related documents prepared by the City of Moreno Valley for the Proposed Project (2025);
- All minutes and transcripts of all public meetings and public hearings held by the City of Moreno Valley related to the Proposed Project (2025);
- Revised Zoning Atlas Map Pages;
- Testimony, and/or comments from the Applicant and its representatives during the public hearing;
- Testimony and/or comments from all persons provided in written format or correspondence at, or prior to, the public hearing, which include all comments on the Draft EIR 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, and responses to said comments; and
- All documents and websites used, referenced, or incorporated by reference to the Proposed Project.

**Section 4. PROJECT APPROVALS AND REQUISITE FINDINGS**

That based on the Recitals, Exhibits attached hereto and the evidence contained in the record of the proceedings as set forth above, the City Council hereby approves the following Project Approvals based on the respective findings set forth below:

- A. General Plan Amendment (PEN24-0167), attached hereto as Exhibit A, based on the following findings:
  - 1. That the General Plan Amendment is consistent with existing goals objectives policies and programs for the applicable General Plan as amended;

2. That the General Plan Amendment will not adversely affect the public health, safety or general welfare; and
  3. That the proceedings to consider and approve the General Plan Amendment were conducted in compliance with the Peremptory Writ of Mandate (Case No. CVRI210122).
- B. Plot Plan (PEN23-0042) attached hereto as Exhibit B, and the Plot Plan's Conditions of Approval as set forth in Exhibit C, attached hereto, based on the following findings:
1. That the Plot Plan is consistent with the goals, objectives and programs of the general plan;
  2. That the Plot Plan complied with all applicable zoning and other regulations;
  3. That the Plot Plan will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
  4. That the location, design and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity; and
  5. That the proceedings to consider and approve the Plot Plan were conducted in compliance with the Peremptory Writ of Mandate (Case No. CVRI210122).

**Section 5. 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 6. SEVERABILITY**

That if 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 as hereby adopted shall remain in full force and effect.

**Section 7. 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.

**Section 8. EFFECTIVE DATE**

That this Resolution shall take effect immediately upon its adoption.

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

Commented [AF1]: shouldn't this be May 8?

CITY OF MORENO VALLEY  
CITY COUNCIL

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

ATTEST:

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M. Patricia Rodriguez, City Clerk, CMC

APPROVED AS TO FORM:

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Steven B. Quintanilla, City Attorney

Exhibits:  
Exhibit A: Land Use Map  
Exhibit B: Plot Plan Project Plans  
Exhibit C: Plot Plan Conditions of Approval

**EXHIBIT A**

**Land Use Map  
(PEN25-0007)**

**EXHIBIT B**

**Plot Plan Project Plans  
(PEN23-0042)**

**Exhibit C**

**Plot Plan Conditions of Approval  
(PEN23-0042)**