



August 29, 2023

Juan Galvan, Contract Planner  
City of Moreno Valley  
14177 Frederick Street  
PO Box 88005  
Moreno Valley, CA 92552

**Subject:** EMWD Comments for the Moreno Valley Business Park Building 5 Project Notice of Preparation of a Draft Environmental Impact Report

**Location:** North of SR-60 (E-W) at Heacock Street (N-S) in the northwest portion of the City of Moreno Valley, Riverside County, California.

Dear Mr. Juan Galvan:

Eastern Municipal Water District (EMWD) thanks you for the opportunity to comment on the Moreno Valley Business Park Building 5 Project (project) Notice of Preparation (NOP) of an Environmental Impact Report (EIR). The project proposes to amend the Specific Plan No. 205 Land Use Plan for 9.98 acres from “Commercial/Retail” to “Mixed Uses” enabling the construction of an approximate 212,313 square-foot industrial tilt-up building at the southeast corner of Ironwood Avenue and Heacock Street.

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

Board of Directors

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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](http://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](mailto:El-hagem@emwd.org).

Sincerely,

Alfred Javier  
Director of Environmental and Regulatory Compliance

ARJ: hs  
Attachments: Copy of Public Notice