



Appendix G

Methodology for Establishing the Environmental
Baseline and Horizon Year Forecast

Memorandum

To: Steve Quintanilla, Moreno Valley City Attorney

CC: Angelica Frausto-Lupo, City of Moreno Valley Community Development Director

From: Heidi Rous, CPP
Jessie Fan, ENV SP
Mayra Garcia, AICP

Re: Methodology for Establishing the MoVal 2040 Environmental Baseline and Horizon Year Forecast
MoVal 2040 Revised Draft Program Environmental Impact Report

Date: June 30, 2025

This memorandum documents the methodology taken to establish the 2024 environmental baseline and 2040 horizon year forecast for the Revised Draft Program Environmental Impact Report (Revised Draft EIR) for the City of Moreno Valley 2040 General Plan Update (GPU), Municipal Code and Zoning Amendments, and Climate Action Plan (“MoVal 2040 Project” or “Project”). The MoVal 2040 Project focuses on physical development and growth of the City within its current boundaries and its sphere of influence.

Methodology for Establishing the Moval 2040 Environmental Baseline (2024)

In October 2021, in a lawsuit entitled *Sierra Club v. The City of Moreno Valley*, the Sierra Club (Petitioner), asserted that the City violated CEQA by failing to use a valid baseline, which effectively prejudiced the City’s consideration of the Project’s air quality, transportation, energy, and other impacts; and by failing to adequately disclose or mitigate the significant impacts on air quality and greenhouse gas emissions produced a wrong determination of the significance of the impacts that could be expected under the 2040 General Plan Update. The 2021 General Plan Update (2021 GPU) included the acreage of the 2018 existing land uses, which resulted in a total of 32,997 acres of land in the City of Moreno Valley and 9,919.80 acres of land in the Sphere of Influence, for a total of 42,916.70 acres in the Planning Area.

To establish the 2024 baseline for the Revised Draft EIR, the City needed to update the list of projects and associated land uses and acreages from the 2021 GPU EIR to include all development projects that were approved between 2018 and 2024 and constructed and operational by 2024. The City utilized an Accela query on October 22, 2024 to identify the development projects in this time frame, which yielded a list of 218 records. The City then further narrowed the search by searching for issued Certificates of Occupancy, which resulted in a total of 34 projects that were determined to be built and occupied. These 34 projects are listed in Attachment A, while the remaining projects are listed in Attachment B. Of these 34 projects, 5 were not considered as part of the baseline because the square footage was so small it contributed negligible employment or households or the nature of the project did not contribute to additional employment or households. Therefore, only 29 projects were considered built and occupied. Of these 29 projects, only 23 are used in the analysis to define the baseline for the non-industrial projects. Six industrial projects were identified by the City as built and occupied. These industrial projects were analyzed alongside other industrial uses as identified below.

Methodology for Establishing the 2024 Environmental Baseline for Industrial Uses

For the industrial projects, Kimley-Horn utilized Near Map satellite images (dated to August 2024) to identify areas throughout the City that were developed with industrial uses. This methodology provides a more accurate assessment of the industrial uses that are existing within the City. The compilation of Near Map images is compiled in Attachment C.

Methodology for Establishing the MoVal 2040 Horizon Year Forecast (2040)

Additionally, the MoVal 2040 horizon year buildout (2040) scenario needed to account for projects that had a General Plan Amendment (GPA) as these projects would be beyond what was anticipated as part of the 2021 GPU. While these projects may not be approved and built, these projects were included in the quantitative modeling for the Revised Draft EIR to provide a conservative estimate of future growth in the City. The City utilized an Accela query on October 22, 2024, and identified a list of 18 projects with a GPA. The City then reviewed projects with a GPA between August 1, 2024 and February 24, 2025, which was used as a cutoff date to prevent a constantly moving target with which to develop the MoVal 2040 quantitative analyses, and identified an additional 4 projects to be added to the previous list of 18 projects. These 22 Projects are listed in Attachment D. It should be noted that Figure 3-2 of the Revised Draft EIR depicts the following four projects with their presumed 2040 land use designations following the adoption of their respective General Plan Amendments: Belago Park, Bradshaw Circle, Crystal Windows, and Merwin Logistics. While Figure 3-2 depicts the presumed 2040 land use designations of these four projects, it does not imply that the City will approve these projects and land use changes. Of these 22 projects, 12 projects had a delta of units and square footage that were considered as part of the 2040 VMT Analysis because it consisted of projects that went above and beyond what was contemplated in the 2021 GPU. Therefore, these 12 projects were considered and quantitatively analyzed as part of the MoVal 2040 buildout.

Project	Project Name	Address	Dwelling Units	Residential Sq ft	Commercial Sq ft	Hotel Rooms	Industrial Sq Ft	Project Status as of 7/30/2024	Approval Status Date
PEN21-0234	14300 & 14340 Elsworth Street	14300 ELSWORTH ST, MORENO VALLEY, CA 92553			38,275			BUILT	4/4/2022
PEN20-0192	Amended Plot Plan/Substantial Conformance - Sketchers Expansion / West Pavilion	29050 EUCALYPTUS AVE, MORENO VALLEY, CA 92555			16,270			BUILT	5/5/2021
PEN21-0254	American Green Capital Group Cannabis Microbusiness	24124 SUNNYMEAD BLV, MORENO VALLEY, CA 92553			2,520			BUILT	5/26/2022
PEN22-0167	Catano Subdivision	24835 KALMA ST, MORENO VALLEY, CA 92557	1	1,614				BUILT	8/24/2023
PEN21-0086	Conditional Use Permit for a proposed fast-food restaurant (converted from original record PEN21-0019)				2,348			BUILT	7/22/2021
PEN20-0214	CUP Amendment- Sunnymead Dispensary	23031 SUNNYMEAD BLV, Suite B/C, MORENO VALLEY, CA 92553			2,362			BUILT	4/12/2021
PEN22-0063	CUP for COB (Dispensary) - Moreno Valley Retail, LLC (dba High Season)	25900 IRIS AVE, MORENO VALLEY, CA 92555			1,800			BUILT	11/22/2022
PEN21-0249	CUP for Commercial Cannabis Dispensary - E7 Moreno Valley LLC	24471 SUNNYMEAD BLV, MORENO VALLEY, CA 92553			2,400			BUILT	6/24/2022
PEN23-0007	CUP for Hertz Car Rental Facility	24905 SUNNYMEAD BLV, MORENO VALLEY, CA 92553			1200			BUILT	7/13/2023
PEN22-0098	CUP for New Wireless Facility - VALLEY CHRISTIAN CHURCH (NEW CUP)	26755 ALESSANDRO BLV, MORENO VALLEY, CA 92555			720			BUILT	7/27/2022
PEN22-0011	Dutch Bros. Coffee CA-5202	23140 HEMLOCK AVE, MORENO VALLEY, CA 92557			980			BUILT	1/26/2023
PEN21-0174	I.E. GARDENS I, LLC - CUP for Cannabis Microbusiness - 24595 Alessandro	24595 ALESSANDRO BLV, Bldg., MORENO VALLEY, CA 92555			30,905			BUILT	6/1/2023
PEN21-0266	McDonald's USA, LLC	23831 SUNNYMEAD BLV, MORENO VALLEY, CA 92553			3000 (Entire Building, not just the Drive Thru)			BUILT	8/25/2022
PEN21-0192	Moreno Valley - Fresh Farms, LLC	12125 DAY ST., #G301, MORENO VALLEY, CA 92557			27,768			BUILT	11/8/2022
PEN21-0209	Perris & Iris - Car Wash				3,500			BUILT	1/24/2022
PEN21-0211	Perris & Iris - Drive Thru Coffee Shop - Pad 2				1,000			BUILT	4/18/2022
PEN21-0210	Perris & Iris - Drive Thru Restaurant - Pad 1				2,800			BUILT	3/14/2022
PEN22-0039	Plot Plan (NN) - Moss Bros. Jeep Auto Dealership	27810 EUCALYPTUS AVE, MORENO VALLEY, CA 92555			14,949			BUILT	10/25/2022
PEN20-0100	Plot Plan for a Raising Canes Restaurant with a drive-through	12625 FREDERICK ST, MORENO VALLEY, CA 92557			3,181			BUILT	3/9/2021
PEN20-0041	Plot Plan no hearing with notice for a 95,474 square foot tilt up warehouse building	24771 NANDINA AVE, MORENO VALLEY, CA 92551			95,474			BUILT	2/11/2021
PEN21-0116	PNC Drive Up ATM	12721 MORENO BEACH DR, MORENO VALLEY, CA 92555			1,221			BUILT	5/11/2022
PEN22-0231	Rd Medigroup dba 420time	24095 SUNNYMEAD BLV, MORENO VALLEY, CA 92553			1,538			BUILT	11/3/2022
PEN20-0144	Revision to Conditions of Approval for TTM 31590 (96 lot DR Horton subdivision)		96					BUILT	8/31/2021
PEN22-0037	Shango - CUP for COB Dispensary - 24481 Alessandro Boulevard	24481 ALESSANDRO BLV, MORENO VALLEY, CA 92553			2,321			BUILT	7/26/2022
PEN21-0348 PEN21-0330	Starbucks - Plot Plan (NNH)	24125 HEMLOCK AVE, MORENO VALLEY, CA 92557			70			BUILT	11/2/2021
PEN20-0217	Substantial Conformance for PUD related to TTM 36708 to redesign pool building and recreation area				Pool Bldg. 1,200			BUILT	3/11/2021
PEN21-0193	Texas Roadhouse Restaurant - 22680 Centerpoint Drive	22680 CENTERPOINT DR, MORENO VALLEY, CA 92553			8,307			BUILT	1/20/2022
PEN21-0113 - GPA PEN21-0114 - CZ PEN21-0112 - PP	Courtyards at Cottonwood Phase II 32-unit affordable apartment complex	24502 Cottonwood Avenue	32	15,874				BUILT	1/21/2022
PEN21-0105	Old 215 Industrial Business Park Project - Plot Plan PEN21-0105 through PEN21-0110 - (Building A)	3850 Old 215 Frontage Rd				49,981		BUILT	5/5/2022
PEN21-0106	in the proposed business park complex (Master Plot Plan PEN21-0105 - Aless	13860 OLD 215 FRONTAGE RD				26,330		BUILT	4/21/2022
PEN21-0107	Plot Plan for building C of the proposed business park complex (Master Plot Plan PEN21-0105 - Alessandro & Old 215 Frontage)	13860 OLD 215 FRONTAGE RD				29,662		BUILT	4/5/2022
PEN21-0108	Plot Plan for building D within the proposed business park complex (Master Plot Plan PEN21-0105 - Alessandro & Old 215 Frontage)	13870 OLD 215 FRONTAGE RD				46,005		BUILT	4/5/2022
PEN21-0109	Plot Plan for building E within the proposed business park complex (Master Plot Plan PEN21-0105 - Alessandro & Old 215 Frontage)	13890 OLD 215 FRONTAGE RD				23,530		BUILT	4/5/2022
PEN21-0110	Plot Plan for building F within proposed business park complex (Master Plot Plan PEN21-0105 - Alessandro & Old 215 Frontage)	13900 OLD 215 FRONTAGE RD				23,251		BUILT	4/5/2022

Legend
Considered in Baseline
Negligible, Not Considered as Part of the Baseline

Project	Project Name	Address	Dwelling Units	Residential Sq ft	Commercial Sq ft	Hotel Rooms	Project Status as of 7/30/2024	Approval Status Date
PEN21-0022	Industrial concrete tilt-up	0 UNASSIGNED ST, MORENO VALLEY, CA 92557			91,012		NOT BUILT	1/19/2022
PEN21-0290 PEN21-0291	Alessandro Walk		227				NOT BUILT	5/31/2023
PEN23-0021	Amazon ONT8 Guard Houses - Amended Plot Plan/Substantial Conformance	24300 NANDINA AVE, MORENO VALLEY, CA 92551			440		NOT BUILT	1/25/2024
PEN21-0099	Amended CUP - Jan Peterson Child Development Courtyard Expansion	26895 BRODIAEA AVE, MORENO VALLEY, CA 92555			2,700		NOT BUILT	2/23/2023
PEN22-0059	Amended Plot Plan/Substantial Conformance - Continental Villages Phase 3 Commercial/ Retail	16360 LASSELLE ST, MORENO VALLEY, CA 92555			46,532		NOT BUILT	7/25/2022
PEN21-0041	Amended Plot Plan/Substantial Conformance - Revisions to Plot Plan PEN16-0134 Cactus Commerce Center to reduce square footage of Fast Food #3	22350 CACTUS AVE, MORENO VALLEY, CA 92553			1,600		NOT BUILT	11/3/2021
PEN21-0181	Amended Plot Plan/Substantial Conformance - Rocas Grandes Apartments		420	385,370			Under Construction (Phase 1 of 4 has received occupancy. Phase 2 should as well by end of 11/24).	11/30/2021
PEN22-0056	Angella Way Subdivision		8				NOT BUILT	1/3/2023
PEN18-0038 PEN18-0039 PEN18-0040	Arco Am/Pm Service Station				6,323		NOT BUILT	3/9/2022
PEN22-0108	AT&T NSB CSL04652 - Woodland Park	25705 CACTUS AVE, MORENO VALLEY, CA 92553			Cell Tower		NOT BUILT	9/29/2022
PEN23-0014	BANQUET HALL	22605 ALESSANDRO BLV, MORENO VALLEY, CA 92553			16,021		NOT BUILT	8/30/2023
PEN21-0213	Brown Valley LLC (Plot Plan)	24811 RIVARD RD, MORENO VALLEY, CA 92551			3,034		NOT BUILT	12/22/2021
PEN21-0289	Cactus Avenue and Nason Street Commercial Office and Retail Development Project				89,805		NOT BUILT	9/6/2023
PEN19-0201	Resource Corporate Center				47,400		Built not occupied	12/7/2020
PEN22-0092	Chase Moreno Valley Business Center 1				25,960		NOT BUILT	1/17/2023
PEN22-0088	Chase Moreno Valley Business Center 2				31,375		NOT BUILT	1/17/2023
PEN22-0161	Chase Moreno Valley Business Center 3				32,510		NOT BUILT	2/27/2023
PEN22-0163	Chase Moreno Valley Business Center 4 - Plot Plan with Hearing				35,225		NOT BUILT	5/24/2023
PEN22-0260	Chase Moreno Valley Business Center 5	17111 PERRIS BLV, MORENO VALLEY, CA 92551			38,820		NOT BUILT	6/23/2023
PEN21-0325 PEN21-0327	Compass Danbe Real Estate Partners LLC - Old 215 Bldg 1	13576 HIGHWAY 215, MORENO VALLEY, CA 92553			49,815		NOT BUILT	6/9/2023
PEN21-0326 PEN21-0327	Compass Danbe Real Estate Partners LLC - Old 215 bldg 2	13576 HIGHWAY 215, MORENO VALLEY, CA 92553			49,815		NOT BUILT	5/9/2023
PEN21-0149	Conditional Use Permit (Cannabis Dispensary) - 23030 Sunnymead Boulevard (APN: 292250028)	23030 SUNNYMEAD BLV, MORENO VALLEY, CA 92553			2,735		NOT BUILT	5/26/2022
PEN19-0204 PEN19-0206 PEN19-0207	Conditional Use Permit for 3,000 square foot Drive-thru restaurant				3,000		NOT BUILT	2/11/2021
PEN19-0068	Conditional Use Permit for a Cannabis Dispensary - Black Creek Properties	24515 ALESSANDRO BLV, MORENO VALLEY, CA 92553			7,023		Existing building, but business is not opened	4/22/2021

PEN20-0065 PEN20-0066 PEN20-0067 TTM 37909	Conditional Use Permit for a Planned Unit Development for Iris Park Community located on Iris Avenue, east of Perris Boulevard; APN 312020025		81				NOT BUILT	2/3/2021
PEN19-0003	Conditional Use Permit for the construction of a new commercial cannabis dispensary located at 24985 Atwood Avenue.	24985 ATWOOD AVE, MORENO VALLEY, CA 92553			2,400		NOT BUILT	12/7/2021
PEN22-0222	Continental Villages Phase 2 Multifamily Recreation Building	26222 KRAMERIA AVE, MORENO VALLEY, CA 92555			2,874		NOT BUILT	12/9/2022
PEN21-0133	Converted from PEN18-0127) Plot Plan (No Notice No hearing) for 5-Unit Multifamily Residential Project (CONVERTED RECORD FROM PEN18-0127)		5				NOT BUILT	9/20/2021
PEN22-0013 PEN22-0014	Cottonwood Collection		55				NOT BUILT	10/12/2023
PEN22-0091	CUP (PUD) for Tentative Tract Map 38236	14101 OLIVER ST, MORENO VALLEY, CA 92555	204				NOT BUILT	10/3/2022
PEN20-0110 PEN21-0288 PEN22-0176	CUP for Pad A - a drive-thru restaurant (R/T PEN21-0289)				3,500		NOT BUILT	9/5/2023
PEN20-0111 PEN21-0288 PEN22-0176	CUP for Pad C - a drive-thru restaurant (R/T PEN21-0289)				2,310		NOT BUILT	9/5/2023
PEN21-0311	CUP for PUD - TTM 38123		177				Under construction - about 50% built and occupied	11/9/2022
PEN21-0005	CUP for Retail Cannabis Business - 24175 Sunnymead Boulevard - new building	24175 SUNNYMEAD BLV, MORENO VALLEY, CA 92553			3,589		NOT BUILT	5/13/2022
PEN22-0261	Express Car Wash	0 UNASSIGNED ST, MORENO VALLEY, CA 92557			3500		NOT BUILT	9/14/2023
PEN22-0029	Flamingo Bay Apartments	25817 ALESSANDRO BLV, MORENO VALLEY, CA 92553	96	90,730	2,588		NOT BUILT	4/27/2023
PEN22-0251	Gosport Self-Storage on Box Springs Road	21711 BOX SPRINGS RD, MORENO VALLEY, CA 92557			42,745		NOT BUILT	3/6/2024
PEN23-0069 - TTM PEN23-0070 - CUP PEN23-0071 - CZ PEN23-0072 - GPA PEN23-0073 - EIS	Goya at Heritage Park	Southeast corner of Goya Avenue and Indian Street (APNs 316020020-025)	131				NOT BUILT	3/22/2024
PEN22-0170	Harley Knox Truck Extension	0 UNASSIGNED ST, MORENO VALLEY, CA 92557					Under construction	8/10/2023
PEN19-0057 PEN19-0059 PEN19-0058	Master Plot Plan for a multi-tenant building and gas station	29055 ALESSANDRO BLV, MORENO VALLEY, CA 92555			3,850		NOT BUILT	5/17/2021
PEN20-0077	Master Plot Plan for Green Medicine Therapy, LLC						NOT BUILT	2/13/2023
PEN19-0205 PEN19-0206 PEN19-0207	Conditional Use Permit for a proposed fueling station with w 4,088 square foot convenience store including alcohol sales (Perris/D)				4,088		NOT BUILT	2/11/2021
PEN21-0273 PEN19-0039	Master Plot Plan for Lasselle Commercial Center (Converted for DPR Purposes - PEN19-0040)				Canopy: 5,640 Car Wash 3,850 Retail A: 1,600 OSR: 1,600 Retail B: 1,600 Sit down dining: 5,500 w/ 1,715 patio Bank: 3,775 Office A: 4,950 Office B: 4,950		NOT BUILT	6/22/2023
PEN19-0045 PEN19-0039	Conditional Use Permit for Fast Food Restaurant with Drive-Thru (APN: 479631010)				Drive-thru A: 3,320 Drive-thru B: 3,320		NOT BUILT	6/22/2023
PEN19-0044 PEN19-0039	Conditional Use Permit for Fuel Station with Convenience Store (APN: 479631010)				Convenience Store: 3,825		NOT BUILT	6/22/2023
PEN20-0203 PEN19-0039	Conditional Use Permit for a Drive-Through Building				Drive-through: 3,320 Retail: 1,600		NOT BUILT	6/22/2023

PEN22-0256	Moreno Valley Home2 Hilton Hotel				80,642	122	NOT BUILT	5/12/2023
PEN23-0081 PEN21-0288 PEN22-0176	Plot Plan - Building 1 - 16,000 SF Medical Office Building (R/T PEN21-0289 - Master Plot Plan)				16,000		NOT BUILT	12/15/2023
PEN23-0082 PEN21-0288 PEN22-0176	Plot Plan - Building 2 - 16,000 SF Medical Office Building (R/T PEN21-0289 Master Plot Plan)				16,000		NOT BUILT	12/15/2023
PEN23-0083 PEN21-0288 PEN22-0176	Plot Plan - Pad B - 8,000 SF retail building (R/T PEN21-0289 Master Plot Plan)				8,000		NOT BUILT	12/15/2023
PEN23-0150 PEN23-0150 PP	Linwood Rose Apartments	24108 FIR AVE, MORENO VALLEY, CA 92553	36	30,703			NOT BUILT	4/23/2024
PEN20-0156 PEN21-0330	Plot Plan (NNNH) for Expansion & Architectural Modifications - 24175 Hemlock	24175 HEMLOCK AVE, MORENO VALLEY, CA 92557			2,792		NOT BUILT	2/23/2021
PEN22-0054 PEN22-0051	Plot Plan Building 2 - Patriot Partners Alessandro and Heacock				32,526		NOT BUILT	4/12/2023
PEN21-0142 PEN21-0084 PEN20-0213	Plot Plan for a 4-Story, 126 room, Hilton Garden Inn Hotel related to CUP PEN21-0084				19,087	126	NOT BUILT	8/26/2021
PEN20-0205 PEN19-0039	Plot Plan for a Bank Building				3,775		NOT BUILT	6/22/2023
PEN20-0204 PEN19-0039	Plot Plan for a sit-down restaurant building with outdoor patio				Building: 5,500 Outdoor Patio: 1,750		NOT BUILT	6/22/2023
PEN19-0041 PEN19-0039	Plot Plan for Express Carwash (APN: 479631010)				3,850		NOT BUILT	6/22/2023
PEN19-0042 PEN19-0039	Plot Plan for Multi-Tenant Building "B" (APN: 479631010)				4,950		NOT BUILT	6/22/2023
PEN19-0043 PEN19-0039	Plot Plan for Multi-Tenant Building "E" (APN: 479631010)				4,950		NOT BUILT	6/22/2023
PEN23-0144	Plot Plan No Notice No Hearing Stoneridge Event Center	27400 EUCALYPTUS AVE, MORENO VALLEY, CA 92555			9,564		NOT BUILT	4/22/2024
PEN21-0137	Plot Plan No Notice/No Hearing - Jiffy Lube				3,086		NOT BUILT	11/1/2021
PEN23-0035	Plot Plan with Directors Hearing - Quick Quack Carwash at Moreno Valley Festival (Hemlock Avenue)				3,271		NOT BUILT	2/6/2024
PEN22-0052 PEN22-0051	Plot Plan with Hearing - Building 1 - Patriot Partners Alessandro and Heacock				36,843		NOT BUILT	4/12/2023
PEN20-0121 PEN20-0118 PEN20-0119 PEN20-0120	Plot Plan with Hearing - Compass Danbe Centerpointe (Building #1)				290,729		NOT BUILT	1/19/2022
PEN22-0022	Plot Plan with Hearing - Crystal Cove Apartments		192	173,820			NOT BUILT	12/9/2022
PEN21-0102	Plot Plan with Hearing - Heacock Logistics Parking Lot Project						NOT BUILT	2/24/2023
PEN22-0172	Plot Plan with Hearing - Mister Car Wash Moreno Valley (CA0127)	27240 EUCALYPTUS AVE, MORENO VALLEY, CA 92555			5,400		NOT BUILT	2/24/2023
PEN20-0162	Plot Plan with Hearing - Moreno Valley Business Center	22030 ALESSANDRO BLV, MORENO VALLEY, CA 92553			167,187		NOT BUILT	12/8/2022
PEN22-0034	Plot Plan with Hearing - Tuscany Village Apartments	25055 DELPHINIUM AVE, MORENO VALLEY, CA 92553	12	20,904			NOT BUILT	7/13/2023
PEN20-0124 PEN20-0118 PEN20-0119 PEN20-0120	Plot Plan with hearing- Compass Danbe Centerpointe (Building #2)				98,877		NOT BUILT	1/19/2022

PEN22-0084	Plot Plan with Hearing for - Perris Apartments (APN: 486.091.005)		3	3,000			NOT BUILT	7/7/2023
PEN21-0079	Plot Plan with Hearing for "Moreno Valley Business Center" (CONVERTED RECORD)	22058 ALESSANDRO BLV, MORENO VALLEY, CA 92553			164,187		NOT BUILT	12/6/2022
PEN20-0057 PEN24-0140	Plot Plan with hearing for 49-Unit Apartment Project - Moreno II	21644 DRACAEA AVE, MORENO VALLEY, CA 92553	49				NOT BUILT	3/16/2021
PEN21-0096 PEN21-0095	Plot Plan with Hearing for 7-Eleven Gas Station & Convenience Store at The District (NEC Heacock & Hemlock)	12234 HEACOCK ST, MORENO VALLEY, CA 92557			4,080		NOT BUILT	12/10/2021
PEN21-0215 PEN21-0215 - PP PEN21-0216 - TPM 38064	Iris and Emma Lane Apartment Complex	North east corner of Iris Avenue and Emma Lane	426	254,160	Clubhouse: 9,650		NOT BUILT	12/9/2024
PEN20-0141 PEN20-0142	Plot Plan with hearing for a multi-tenant building				Carwash: 2,485 Retail: 8,624		NOT BUILT	8/16/2021
PEN20-0137 PEN20-0139 PEN20-0138	Plot Plan with hearing for the development of a 200,000 +/- square foot tilt up warehouse				20,000		NOT BUILT	2/4/2021
PEN20-0060	Plot Plan with hearing for the development of a 5,000 square foot golf clubhouse for Moreno Valley Ranch Golf Course	28095 JOHN F KENNEDY DR, MORENO VALLEY, CA 92555			5,000		NOT BUILT	3/31/2021
PEN22-0071 PEN22-0072	Plot Plan with Hearing for Towne Place Suites Hotel	22102 EUCALYPTUS AVE, MORENO VALLEY 92553			53,488	93	NOT BUILT	2/13/2023
PEN21-0259	Rancho Del Sol Golf Clubhouse - demolish the upper floor of the existing golf clubhouse. Existing foundation will remain and subterranean level will remain as a golf cart storage area.	28095 JOHN F KENNEDY DR, MORENO VALLEY, CA 92555					NOT BUILT	2/16/2022
PEN21-0151	Rivard Rd Business Park Industrial Project Plot Plan				21,700		NOT BUILT	4/6/2022
PEN22-0159 - GPA PEN22-0158 - CZ PEN22-0156 - TTM 38458 PEN22-0157 - CUP PEN22-0160 - EIS	South of Iris	South side of Iris Avenue, East of Indian Street	78				NOT BUILT	3/22/2024
PEN21-0168 PEN22-0061	Specific Plan Amendment - Moreno Valley Mall Redevelopment	22500 TOWN CIR, Bldg , MORENO VALLEY, CA 92553					NOT BUILT	6/7/2023
PEN21-0329 PEN21-0330	STUDIO 6 HOTEL	24450 SUNNYMEAD BLV, MORENO VALLEY, CA 92553			46,608	94	NOT BUILT	5/25/2023
PEN22-0131 PEN22-0137 PEN22-0138	Sunset Crossings - TTM 38442		135	1,259,158			NOT BUILT	12/15/2023
PEN22-0216	T&M - Highland Fairview - Alessandro Boulevard Historic R/W Concept Plan						NOT BUILT	8/9/2023
PEN22-0240	T&M - Highland Fairview - Drainage 9 Concept Plan						NOT BUILT	7/6/2023
PEN22-0235	T&M - Highland Fairview - Gilman Springs Concept Plan						NOT BUILT	7/6/2023
PEN22-0228	T&M - Highland Fairview - Plot Plan for Building 15 at World Logistics Center				2,209,857		NOT BUILT	7/3/2023
PEN22-0242	T&M - Highland Fairview - Plot Plan for Building 18 at World Logistics Center				2,211,941		NOT BUILT	7/3/2023
PEN22-0243	T&M - Highland Fairview - Plot Plan for Building 19 at World Logistics Center				1,990,682		NOT BUILT	7/6/2023
PEN22-0244	T&M - Highland Fairview - Plot Plan for Building 22 at World Logistics Center				1,987,266		NOT BUILT	7/6/2023
PEN22-0245	T&M - Highland Fairview - Plot Plan for Building 23 at World Logistics Center	30901 ALESSANDRO BLV, MORENO VALLEY, CA 92555			756,400		NOT BUILT	7/6/2023
PEN22-0246	T&M - Highland Fairview - Plot Plan for Building 24 at World Logistics Center				1,952,946		NOT BUILT	7/6/2023
PEN22-0241	T&M - Highland Fairview - San Jacinto Wildlife Area (SJWA) Concept Plan						NOT BUILT	7/6/2023

PEN22-0196	T&M - Highland Fairview - Western Edge Treatment Concept Plan Review at World Logistics Center						NOT BUILT	7/6/2023
PEN22-0227	T&M - Highland Fairview - WLC Building 11	13631 THEODORE ST, MORENO VALLEY, CA 92555			900,522		NOT BUILT	7/3/2023
PEN23-0053	T&M - Highland Fairview - WLC Building 27				1,076,964		NOT BUILT	9/14/2023
PEN23-0054	T&M - Highland Fairview - WLC Building 29				1,133,988		NOT BUILT	9/14/2023
PEN23-0058	T&M - Highland Fairview - WLC Gilman Springs Concept Plan						NOT BUILT	1/25/2024
PEN23-0059	T&M - Highland Fairview - WLC San Jacinto Wildlife Area (SJWA) Concept Plan						NOT BUILT	1/25/2024
PEN23-0031	T&M - Highland Fairview - WLC Tentative Parcel Map 38667				887		NOT BUILT	12/23/2023
PEN22-0111	T&M - Highland Fairview - World Logistics Center Building 1				578,309		NOT BUILT	6/26/2023
PEN22-0116	T&M - Highland Fairview - World Logistics Center Building 10	13631 THEODORE ST, MORENO VALLEY, CA 92555			901,183		NOT BUILT	7/3/2023
PEN22-0117	T&M - Highland Fairview - World Logistics Center Building 12	13631 THEODORE ST, MORENO VALLEY, CA 92555			906,870		NOT BUILT	7/3/2023
PEN22-0118	T&M - Highland Fairview - World Logistics Center Building 13				993,894		NOT BUILT	7/3/2023
PEN22-0126	T&M - Highland Fairview - World Logistics Center Building 14	30240 DRACAEA AVE, MORENO VALLEY, CA 92555			2,002,570		NOT BUILT	5/17/2023
PEN22-0229	T&M - Highland Fairview - World Logistics Center Building 16				2,223,157		NOT BUILT	7/3/2023
PEN22-0230	T&M - Highland Fairview - World Logistics Center Building 17				2,221,380		NOT BUILT	7/3/2023
PEN23-0065	T&M - Highland Fairview - World Logistics Center Building 19				1,990,682		NOT BUILT	9/11/2023
PEN22-0112	T&M - Highland Fairview - World Logistics Center Building 2				554,052		NOT BUILT	6/26/2023
PEN22-0119	T&M - Highland Fairview - World Logistics Center Building 20	28189 ALESSANDRO BLV, MORENO VALLEY, CA 92555			723,030		NOT BUILT	7/6/2023
PEN22-0120	T&M - Highland Fairview - World Logistics Center Building 21				1,616,115		NOT BUILT	7/6/2023
PEN22-0121	T&M - Highland Fairview - World Logistics Center Building 25				1,024,747		NOT BUILT	7/6/2023
PEN22-0122	T&M - Highland Fairview - World Logistics Center Building 26				709,507		NOT BUILT	7/6/2023
PEN23-0060	T&M - Highland Fairview - World Logistics Center Building 28				1,418,643		NOT BUILT	9/14/2023
PEN22-0113	T&M - Highland Fairview - World Logistics Center Building 3	29080 DRACAEA AVE, MORENO VALLEY, CA 92555			513,581		NOT BUILT	6/26/2023
PEN22-0114	T&M - Highland Fairview - World Logistics Center Building 4				551,672		NOT BUILT	7/3/2023
PEN22-0115	T&M - Highland Fairview - World Logistics Center Building 5				717,655		NOT BUILT	7/3/2023
PEN22-0124	T&M - Highland Fairview - World Logistics Center Building 6				2,004,506		NOT BUILT	7/3/2023

PEN22-0125	T&M - Highland Fairview - World Logistics Center Building 7	13241 THEODORE ST, MORENO VALLEY, CA 92555			2,075,469		NOT BUILT	7/3/2023
PEN22-0225	T&M - Highland Fairview - World Logistics Center Building 8	29826 COTTONWOOD AVE, MORENO VALLEY, CA 92555			2,072,163		NOT BUILT	7/3/2023
PEN22-0226	T&M - Highland Fairview - World Logistics Center Building 9	13631 THEODORE ST, MORENO VALLEY, CA 92555			2,071,384		NOT BUILT	5/17/2023
PEN23-0051	T&M - Highland Fairview WLC Building 26				709,507		NOT BUILT	9/26/2023
PEN22-0238 PEN21-0288 PEN22-0176	TABEL CENTER - Master Plot Plan	27990 IRIS AVE, MORENO VALLEY, CA 92555			Store: 7,460 Carwash: 1,790		NOT BUILT	3/13/2024
PEN24-0075 - PP PEN24-0134 CZ PEN24-0133 GPA PEN22-0010	Cottonwood Apartments	Northside of Cottonwood Ave., east of Perris Blvd; APNs 479-140-022	184	171,760			NOT BUILT	Not Approved
PEN22-0006 PEN24-0123	Tract 37725 - HOA maintained Parks (No Buildings)						NOT BUILT	12/16/2024
PEN19-0188 - TTM 37725 PEN21-0206 - Revision	Estrella at Moreno Valley (Lennar Homes)	Southwest corner of Krameria Ave and Perris Blvd (APN: 316110024)	64				NOT BUILT	4/25/2022
PEN22-0162 PEN21-0203 PEN21-0204	Tract 38237 DR Horton	27550 BRODIAEA AVE, MORENO VALLEY, CA 92555	67				NOT BUILT	12/12/2023
PEN23-0018	Tru by Hilton (Plot Plan with Hearing)	23278 OLIVEWOOD PLAZA DR, MORENO VALLEY, CA 92553			34,692	80	NOT BUILT	8/24/2023
PEN20-0095 - GPA PEN20-0096 - CZ PEN21-0066 - CUP PEN22-0127 - TTM 38459	Gateway Heights	The East side of Morton Road approximately 200 feet north of Jennings Court	108	226,800			NOT BUILT	1/25/2024
PEN21-0250 PEN21-0251	Valley Gardens	13939 MORENO ROSE PL, MORENO VALLEY, CA 92553	64	69,984			NOT BUILT	9/28/2023
PEN23-0103	WCSS MORENO VALLEY STORAGE				108,634		NOT BUILT	6/3/2024
PEN24-0029GPA PEN24-0028 CZ PEN24-0027 CUP for PUD PEN24-0026 TTM 38515 PEN24-0030 EIS	Alessandro 31	Southwest corner of Alessandro and Wilmot Street	31		66,438		NOT BUILT	Not Approved
PEN23-0119 - DA PEN23-0127 - GPA PEN23-0109 - SPA PEN23-0118 - TTM 38850 PEN23-0111 - EIR	Aquabella Specific Plan		15,000		50,000		NOT BUILT	12/3/2024
PEN21-0243 - GPA PEN21-0244 - CZ PEN21-0238 - CUP PEN21-0145 - TTM 38157 PEN21-0240 - CUP PEN21-0239 - TTM 38158 PEN21-0245 - EIS	Belago Park	Generally located on the north side of Cactus Avenue between Goldenrod Street and Redlands Boulevard.	322				NOT BUILT	Not Approved
PEN24-0003 - CUP PEN24-0002 - TTM PEN24-0004 - PP PEN24-0005 - EIR	Pacifica Astoria	Southwest corner of Hemlock Avenue (Future) and Oliver Street APNS: 488-080-011, -022, -023	532				NOT BUILT	Not Approved
PEN21-0075 - SP PEN22-0068 - TTM 38370 PEN22-0069 - EIS PEN21-0080 - GPA PEN21-0081 - CZ	Rancho Bella Vista SP	Northeast Corner of Cottonwood and Moreno Beach	745				NOT BUILT	Not Approved
PEN22-0133 - GPA PEN22-0134 - CZ PEN22-0136 - CUP PEN22-0130 - TTM 38443 PEN22-0135 - EIS	Sunset Crossings (TTM38443)	South side of Cottonwood Avenue East of Nason Street	135	1,259,158			NOT BUILT	9/23/2024

PEN21-0334 – SP PEN22-0077 - TTM 38421 PEN21-0336 – EIR	Town Center at Moreno Valley SP	Northwest corner of Alessandro Blvd and Nason Street	800	150,00	220,000		NOT BUILT	Not Approved
PEN23-0131 – PP PEN23-0132 - EIS	Cresta Bella Mixed Use	Generally located north of Iris Avenue and west of Oliver Street	376		14,250		NOT BUILT	Not Approved
PEN24-0023 GPA PEN24-0024 CZ PEN24-0021 TTM	Bradshaw Collection	North of Cactus Ave. and east of Moreno Beach Dr.	37	136,045			NOT BUILT	Not Approved
PEN24-0058 - TTM PEN24-0059 - CUP	Farm Bureau (TCM 38955)	21160 Box Springs Road Southside of Fir Avenue: APNs 256-200-002, 256-200-003, 256-200-004	139				NOT BUILT	Not Approved
PEN24-0032 - TTM PEN24-0042 - CUP	Heacock Village 36 unit PUD	Heacock Avenue, north of Sunnymead Ranch	36				NOT BUILT	Not Approved
PEN23-0022 - TTM 37610 PEN20-0208 - EIS	Hubbard Street Subdivision 31 lot single-family subdivision	11200 Hubbard Street	31				NOT BUILT	Not Approved
PEN22-0187 – TTM 38480 PEN22-0188 - EIS	Tentative Tract Map 38480 37 lot single-family subdivision	Southside of Fir Avenue; APNs 487260002-005	37				NOT BUILT	10/4/2024
PEN22-0236 – PP	36 unit Apartment Complex	Southside of Cottonwood Avenue, east of Day Street	36	18,987			NOT BUILT	10/17/2023
PEN22-0013 - TPM 38264 PEN22-0014 - CUP	Cottonwood Collection 55-lot single-family subdivision	South side of Cottonwood Avenue and East of Moreno Beach	55				NOT BUILT	10/17/2023
PEN22-0022 - PP	Crystal Cove Apartments	Southwest corner of Alessandro Blvd and Lasselle St	200	180,180			NOT BUILT	12/9/2022
PEN21-0290 PEN21-0291 PEN21-0292	Alessandro Walk (TTM38442)		227				NOT BUILT	Not Approved
PEN22-0131 - TTM 0137 - CUP PEN22-0138 - EIS	108 lot single-family subdivision (Sunset Crossings - South)		108				NOT BUILT	12/15/2023
PEN21-0184 - TTM 38236 PEN21-0185 - EIS	Bella Sera	Southwest corner of Alessandro Blvd and Oliver Street	204				NOT BUILT	1/24/2023
PEN21-0203 - GPA PEN21-0204 - ZC PEN21-0199 - TTM 38273	Stella Pointe	Northeast corner Brodiaea Avenue and Oliver Street	67				NOT BUILT	2/23/2023
PEN21-0136 TTM 38098 PEN21-0054 EIS	Windsong	Northeast corner of Lasselle Street and Alessandro Boulevard	177				NOT BUILT	Not Approved
PA05-0052 - TTM 33436 PEN19-0244 – Revision	Palmetto (KB)	Northwest corner of Ironwood Avenue and Lasselle Street (APNs: 474200014, -025)	104				NOT BUILT	12/17/2020
PEN18-0080 – TTM 37462	Hakan Buwan	Bradshaw Circle, North of Cactus Ave, East of Moreno Beach Drive (APNs: 478090030 and 031)	8				NOT BUILT	10/3/2023
PEN18-0065 - TTM 37643 PEN22-0095 (EOT)	Macjones Holdings, 31-lot single-family subdivision	Cottonwood Ave, west of Darwin Dr (APN: 487461006)	31				NOT BUILT	5/21/2019

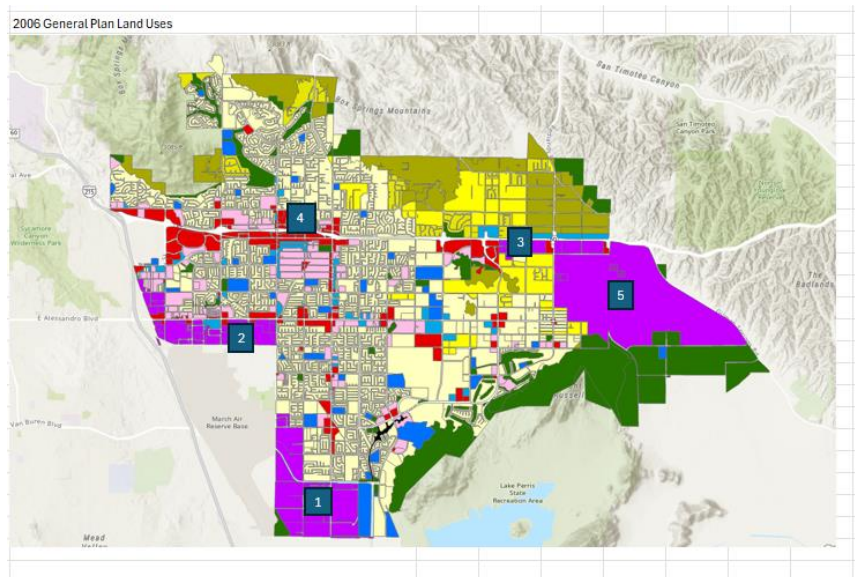
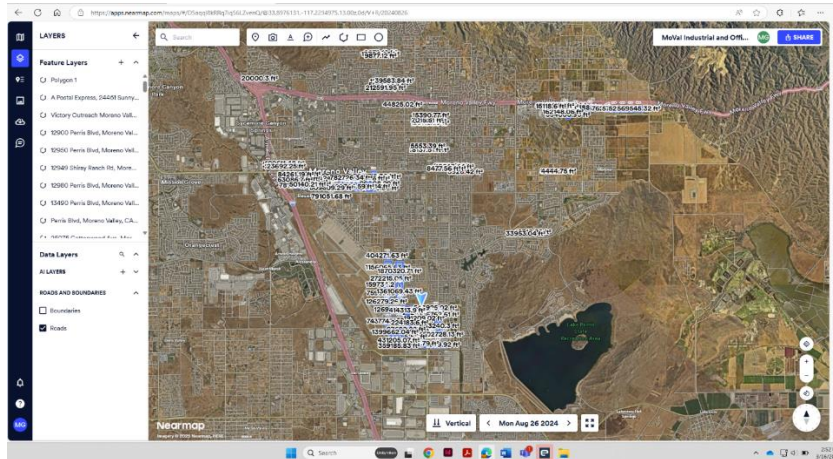
PA08-0054 - TTM 35931 P08-053 - TTM 35931 PEN18-0225 - EOT PEN21-0085 - VAR	Via Del Lago	15551 Via Del Lago (APN: 304260007)	135	129,877	2,542		NOT BUILT	Original Approval 8/23/2012 Extension of Time approved 1/15/2019 Expired 1/15/2021
PEN20-0024 – Sub. Conf.	Rancho Del Sol Apartments (PEN16-0130)	Southeast Corner of Moreno Beach Drive and John F. Kennedy Drive	358	409,300			NOT BUILT	8/27/2020
PEN18-0038 CUP	Anthem Energy Center – Redlands Boulevard / Hemlock Avenue	Southwest corner of Redlands Boulevard and Hemlock Avenue			6,323		NOT BUILT	1/18/2024
PEN20-0045 TPM PEN20-0046 PP PEN20-0047 PP PEN21-0074 PP PEN20-0048 CUP PEN20-0049 CUP PEN20-0050 CUP PEN20-0051 CUP PEN20-0053 CUP	The Village at Moreno Valley (TPM 37896) - commercial center	Northwest corner of Nason Street and Fir Avenue			74,206		NOT BUILT	1/18/2024
PEN20-0118 GPA PEN20-0119 CZ PEN20-0120 TTM PEN20 0121 MPP PEN20-0124 PP	Compass Danbe Centerpointe	Southside of Alessandro Blvd. between Frederick St. and Graham Street			389,603		NOT BUILT	1/19/2022
PEN20-0139 GPA PEN20-0138 SPA PEN20-0137 PP	The District Specific Plan Amendment Application in Litigation	Southeast corner of Heacock Street and Ironwood Avenue			200,000		NOT BUILT	Not Approved
PEN20-0162 PP	Moreno Valley Business Center	Northeast corner of Alessandro Boulevard and Day Street			164,187		NOT BUILT	7/19/2022
PEN21-0084 CUP PEN21-0142 PP BFC22-0091	Hilton Garden Inn	Southwest corner of Gateway Drive and Memorial Way			74,615	126	NOT BUILT	9/23/2021
PEN21-0095 CUP PEN21-0096 PP	7-ELEVEN Gas Station near The District	Northeast corner of Heacock Street/Hemlock Avenue			4,080		NOT BUILT	10/28/2021
PEN22-0071 PP PEN22-0072 CUP	Towne Place Suites	North side of Eucalyptus Avenue, east of Day Street.			53,488	93	NOT BUILT	2/23/2023
PEN22-0238 PP PEN22-0176 CUP	Beyond Food Mart	Northwest corner of Iris Avenue and Oliver Street			Store: 7,460 Carwash: 1,790		NOT BUILT	11/16/2023
PEN22-0251	Moreno Valley Self Storage (GoStoreIt) 758 Storage Units	South side of Box Springs Road, west of Day Street			128,235		NOT BUILT	3/6/2024
PEN23-0067 PP	Moss Bros. New Office and Parking Structure	12662 Auto Mall Drive			29,803		NOT BUILT	1/16/2025
PEN23-0076 ZC PEN23-0075 TTM PEN23-0074 PP	Edgemont Commerce Center	Southwest corner of Bay Avenue and Day Street			193,745		NOT BUILT	Not Approved
PEN23-0078 SPA PP	District Specific Plan Amendment (advance funding agreement for PP)	Southeast corner of Heacock Street and Ironwood Avenue			200,000		NOT BUILT	Not Approved
PEN23-0103	Northwest Building LLC (AKA West Coast Storage) 995 Storage Units	South side of Alessandro Boulevard, west of Moreno Beach Drive			108,634		NOT BUILT	Approved
PEN23-0116 GPA PEN23-0117 ZC PEN23-0113 PP PEN23 0114 PP	Crystal Windows	East of Auto Mall Drive, south of Eucalyptus Avenue, east of Pettit Street and northeast of Moreno Beach Drive in Moreno Valley			168,000		NOT BUILT	Not Approved
PEN23-0134 MPP PEN23-0135 PP PEN23-0136 CUP PEN23 0137 CUP	Anthem Energy Center - Redlands Boulevard / Eucalyptus Avenue	Northwest corner of Redlands Boulevard and Eucalyptus Avenue			Hotel: 54,115 Restaurant: 2,700 Market: 10,000	92	NOT BUILT	8/1/2024

PEN23-0152 PP PEN23-0153 GPA PEN23-0154 CZ PEN23 0156 TPM	Merwin Logistics Project	Southeast corner of Alessandro Boulevard and Merwin Avenue			991,048		NOT BUILT	Not Approved
PEN24-0013 CUP	Dutch Bros Coffee Shop	25010 Alessandro Blvd. (northside, east of Perris Blvd.)			950		NOT BUILT	Not Approved
PEN24-0044 PP	American Textile System	NE corner of Concord Way and Iris Avenue			49,966		NOT BUILT	Not Approved
PEN24-0047	Harley Knox Trailer Storage (Parking lot)	Northside of Hardley Knox Blvd., between Perris Boulevard and Redlands Avenue					NOT BUILT	1/14/2025
PEN24-0064	SafStor 887 Storage Units	Eastside of Moreno Beach, South of Alessandro			127,950		NOT BUILT	Not Approved
PEN24-0091 PP	West Coast Self Storage 628 Storage Units	North of Cactus Ave, on Old 215 Frontage Road.			67,836		NOT BUILT	Not Approved
PSN24-0001 Sign PEN24-0080 DA	StorageQuest Signage	Spruce Avenue, west of Redlands Boulevard					NOT BUILT	Not Approved
Southeast corner of Heacock Street and Gentian Avenue	Heacock Commerce Center formerly RADOS	Southeast corner of Heacock Street and Gentian Avenue			883,250		NOT BUILT	Not Approved
Various applications associated to SP	World Logistics Center						NOT BUILT	Approved

Near Maps Industrial Land Use Data:

Methodology:

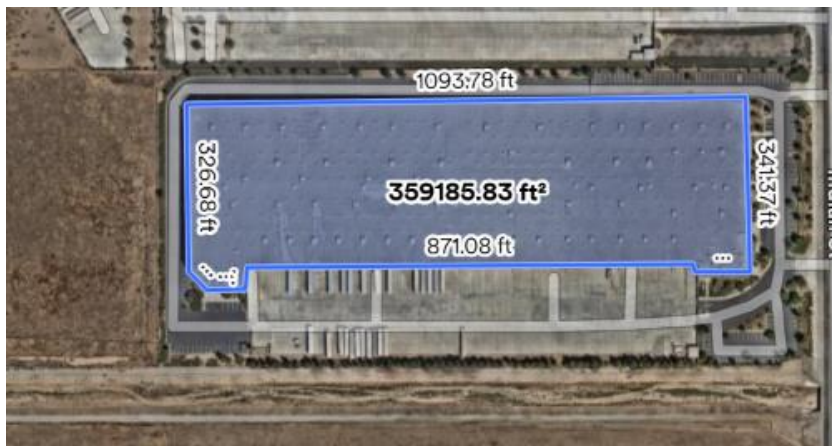
Reviewed the 2006 Land Use Map to identify pockets of Industrial/ Business Park and compared to satellite images in Near Map (Satellite images as of August 2024).



Location 1 - Moreno Valley Industrial Plan Area (South Moreno Valley)



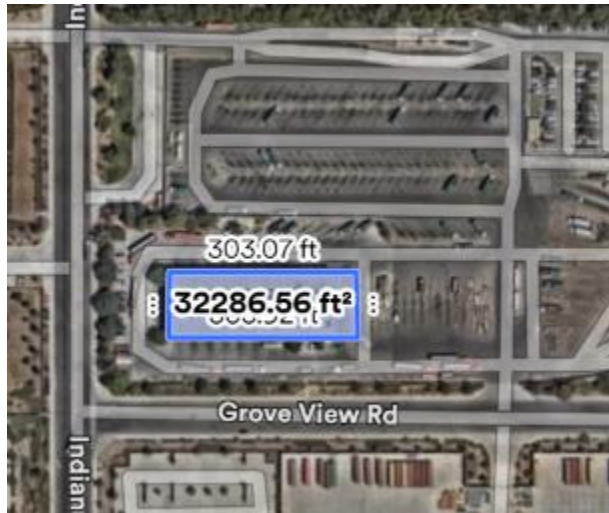
17783 Indian St, Moreno Valley, CA 92551-9512, United States (Building 1) (431,205 SF)



17783 Indian St (Building 2), Moreno Valley, CA 92551-9512, United States (359,185.83 SF)



24967 Grove View Rd, Moreno Valley, CA 92551, United States (1,558,865.79 SF)



88 Grove View Rd, Moreno Valley, CA 92551, United States (32,286.56 SF)



64 Grove View Rd, Moreno Valley, CA 92551, United States (54,425.65 SF)



24950 Grove View Rd, Moreno Valley, CA 92551-9552, United States (428,192.8 SF)



24921 Nandina Ave, Moreno Valley, CA 92551-9542, United States (332,124.70 SF)





17600 Indian St, Moreno Valley, CA 92551-9540, United States (97,620.22 SF)



24385 Nandina Ave, Moreno Valley, CA 92551-9516, United States (1,399,661.75 SF)



24178 Nandina Ave, Moreno Valley, CA 92551, United States (743,630.22 SF)



24300 Nandina Ave, Moreno Valley, CA 92551-9534, United States (774,370.35 SF)



24766 Nandina Ave, Moreno Valley, CA 92551-9503, United States (212,337.00 SF)



24208 San Michele Rd, Moreno Valley, CA 92551-9561, United States (1,268,983.96 SF)



24100 Cardinal Ave, Moreno Valley, CA 92551-9545, United States (126,279.26 SF)



16850 Heacock St, Moreno Valley, CA 92551-9502, United States (759,671.05 SF)



24300 Cardinal Ave, Moreno Valley, CA 92551-9536, United States (1,361,069.43 SF)



16550 Heacock St, Moreno Valley, CA 92551-9539, United States (159,734.20 SF)



Cosmos St, Moreno Valley, CA 92551, United States (272,215.05 SF)



16110 Cosmos St, Moreno Valley, CA 92551-7308, United States (1,870,320.71 SF)



Heacock St, Moreno Valley, CA 92551, United States (404,271.63 SF)



24101 Iris Ave, Moreno Valley, CA 92551-6604, United States (1,156,065.63 SF)



Exclusive Towing, Indian St, Moreno Valley, CA 92551, United States (414,313.90 SF)



24822 Rivard Rd, Moreno Valley, CA 92551-9513, United States (357,883.67 SF)



24870 Nandina Ave, Moreno Valley, CA 92551-9541, United States(692,752.73 SF)



24901 San Michele Rd, Moreno Valley, CA 92551-9544, United States (191,209.02 SF)



24982 San Michele Rd, Moreno Valley, CA 92551-9522, United States (252,189.64 SF)



Karma Innovation Customization Center Moreno Valley, 17100 Perris Blvd, Moreno Valley, CA 92551, United States (543,925.02 SF)



Edwin Rd, Moreno Valley, CA 92551, United States (1,106,762.61 SF)



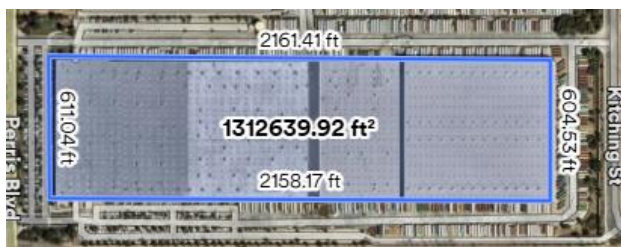
17500 Perris Blvd, Moreno Valley, CA 92551-9547, United States (663,240.30 SF)



25100 Globe St, Moreno Valley, CA 92551-9528, United States (258,584.79 SF)

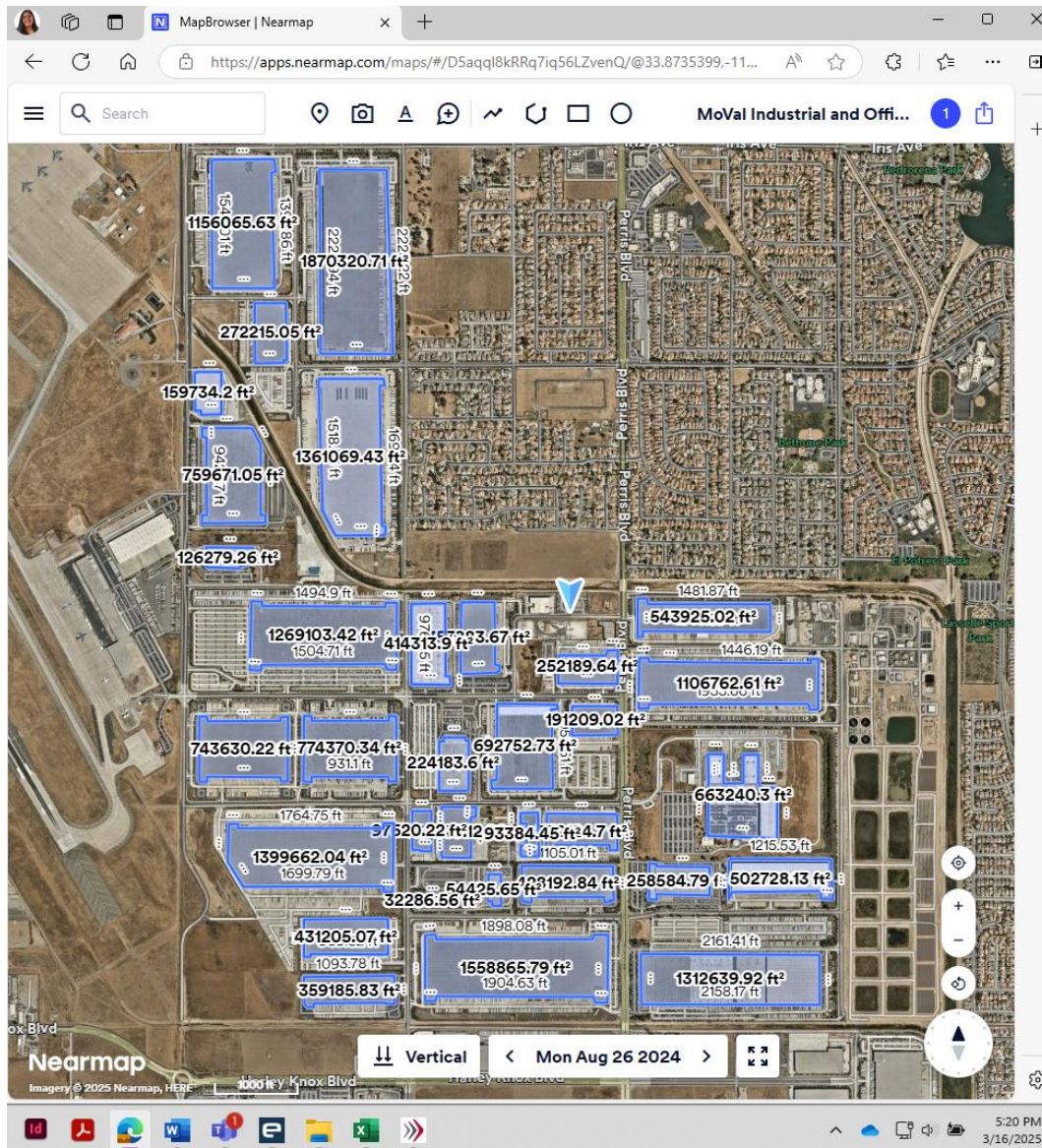


25300 Globe St, Moreno Valley, CA 92551, United States (502,728.13 SF)



17800 Perris Blvd, Moreno Valley, CA 92551-9520, United States (1,312,641.56 SF)

Overview:



Location 2 - Industrial bounded by Alessandro Blvd and Cactus Avenue



Cactus Ave, Moreno Valley, CA 92553, United States (791,051.68 SF)



23800 Cactus Ave, Moreno Valley, CA 92553-8902, United States (234,470.02 SF)



23850 Brodiaea Ave, Moreno Valley, CA 92553-8845, United States (99,008.29)



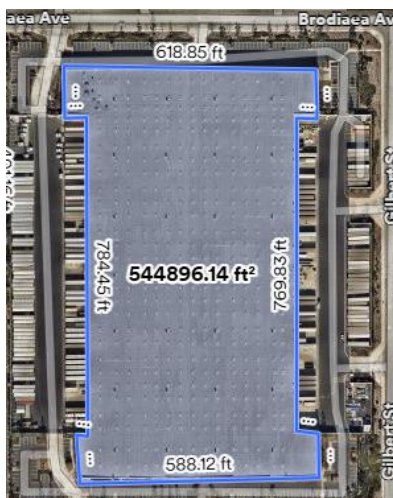
23850 Brodiaea Ave, Moreno Valley, CA 92553, (33.914718, -117.244759) (259,666.36 SF)



23650 Brodiaea Ave, Moreno Valley, CA 92553-8816, United States (47,937.19 SF)



23656 Brodiaea Ave, Moreno Valley, CA 92553-8816, United States (390,778.36 SF)



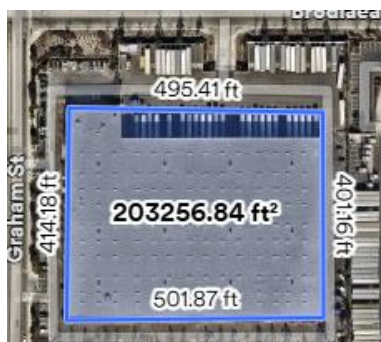
23700 Cactus Ave, Moreno Valley, CA 92553-8900, United States (544,896.14 SF)



23650 Brodiaea Ave, Moreno Valley, CA 92553-8816, United States (143,184.02 SF)



22532 Brodiaea Ave, Moreno Valley, CA 92553-8823, United States (227,992.66 SF)



14300 Graham St, Moreno Valley, CA 92553-8825, United States (203,256.84 SF)



23400 Cactus Ave, Moreno Valley, CA 92553-8903, United States (1,289,797.13 SF)



Brodiaea Ave, Moreno Valley, CA 92553, United States (782,726.34 SF)



22750 Cactus Ave, Moreno Valley, CA 92553-9005, United States (509,609.29 SF)



Brodiaea Ave, Moreno Valley, CA 92553, United States (33.914321, -117.260002) (204,493.5)



14255 Elsworth St, Moreno Valley, CA 92553-9013, United States (90,894.13 SF)



14156 Business Center Dr, Moreno Valley, CA 92553-9100, United States (15,397.69 SF)



22201 Alessandro Blvd, Moreno Valley, CA 92553-8200, United States (72,085.90 SF)



22201 Alessandro Blvd, Moreno Valley (Building 2), CA 92553-8200, United States (26,739.23 SF)



22135 Alessandro Blvd, Moreno Valley, CA 92553-8215, United States (60,871.46 SF)



14050 Day St, Moreno Valley, CA 92553-9106, United States (63,086.70 SF)



22101 Alessandro Blvd, Moreno Valley, CA 92553-8215, United States (84,261.19 SF)



Unfi, 22150 Goldencrest Dr, Moreno Valley, CA 92553, United States (781,201.25 SF)

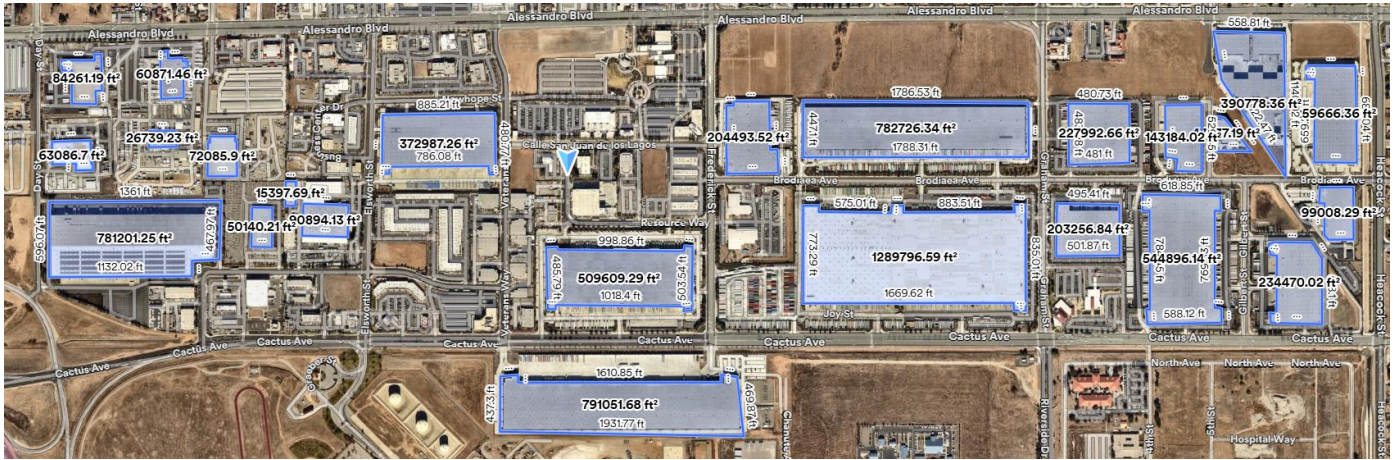


22360 Goldencrest Dr, Moreno Valley, CA 92553-9102, United States (50,140.21 SF)



22705 Newhope St, Moreno Valley, CA 92553-8566, United States (372,987.26 SF)

Overview



Old 215 Industrial Business Park



13906 Highway 215, Moreno Valley, CA 92553-7912, United States (44,518.36 SF)



13876 Highway 215, Moreno Valley, CA 92553-7910, United States (50,672.69 SF)



21819 Bay Ave, Moreno Valley, CA 92553-8106, United States (26,334.05 SF)



21838 Linda Ct, Moreno Valley, CA 92553-8224, United States (24,278.06 SF)

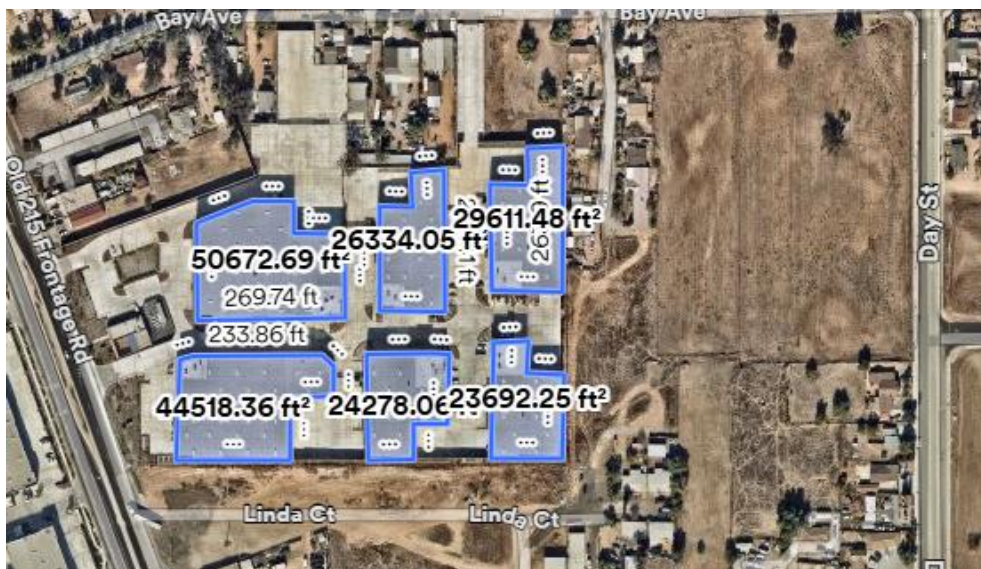


21819 Bay Ave, Moreno Valley, CA 92553-8106, United States (29,611.48 SF)



21850 Linda Ct, Moreno Valley, CA 92553-8224, United States (23,692.25 SF)

Overview



Location 3 - Industrial bounded by Moreno Valley Freeway and Eucalyptus Avenue near World Logistic Parkway



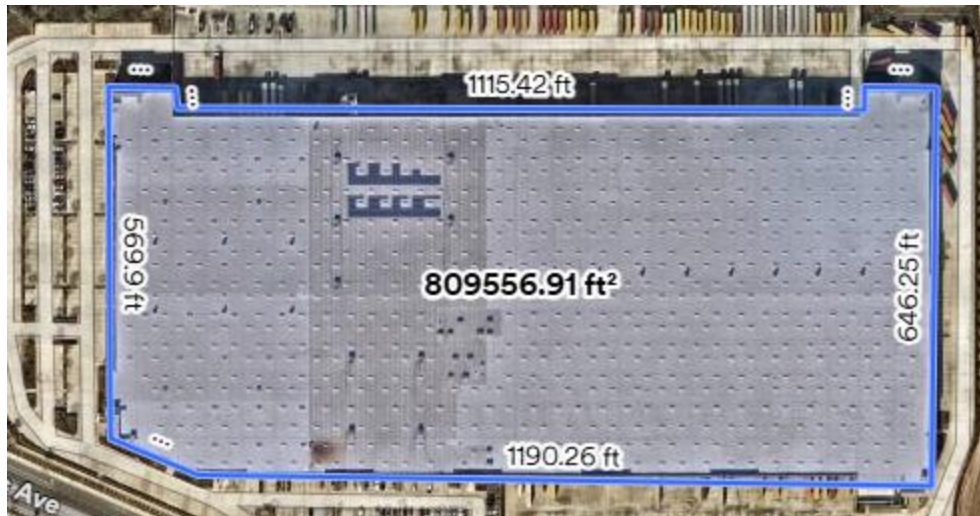
28015 Eucalyptus Ave, Moreno Valley, CA 92555-4583, United States (162,148.06 SF



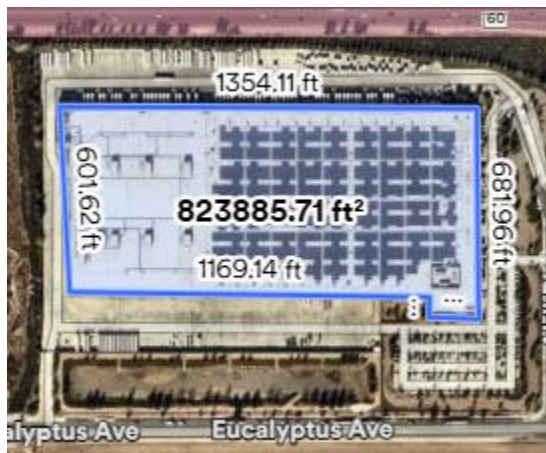
28025 Eucalyptus Ave, Moreno Valley, CA 92555-4583, United States (334,000.95 SF)



28010 Eucalyptus Ave, Moreno Valley, CA 92555, United States (185,255.98)



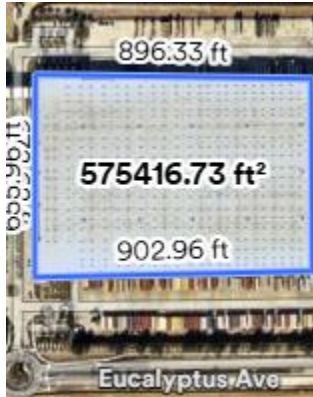
28114 Eucalyptus Ave, Moreno Valley, CA 92555, United States (809,556.91 SF)



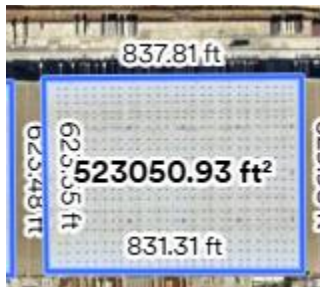
12661 Aldi Pl, Moreno Valley, CA 92555, United States (823,885.71 SF)



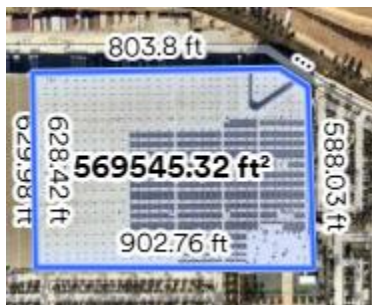
Fir Ave, Moreno Valley, CA 92555, United States (762,175.39 SF)



29214 Eucalyptus Ave, Moreno Valley, CA 92555, United States (575,416.73 SF)



29800 Eucalyptus Ave, Moreno Valley, CA 92555-6738, United States (523,050.93 SF)



Eucalyptus Ave, Moreno Valley, CA 92555, United States (33.936981, -117.143671) (569,545.31 SF)

Overview:



Location 4 - Industrial Bounded by Ironwood Avenue and Heacock Street



12197 Davis St, Moreno Valley, CA 92557-6369, United States (212,591.95 SF)



12135 Davis St, Moreno Valley, CA 92557-6369, United States (50,663.64 SF)



12075 Davis St, Moreno Valley, CA 92557, United States (123,581.26 SF)



12040 Davis St, Moreno Valley, CA 92557, United States (39,583.84)

Overview:



Project	Project Name	Address	Proposed Development	What was Contemplated in GPU	Delta between Proposed and GPU	Approval Status	Project Status as of 2/24/2025
PEN23-0069 – TTM PEN23-0070 - CUP PEN23-0071 - CZ PEN23-0072 - GPA PEN23-0073 - EIS	Goya at Heritage Park	Southeast corner of Goya Avenue and Indian Street (APNs 316020020-025)	131 DU	69 DU	62 DU	3/22/2024	Not Built
PEN22-0159 - GPA PEN22-0158 - CZ PEN22-0156 - TTM 38458 PEN22-0157 - CUP PEN22-0160 - EIS	South of Iris	South side of Iris Avenue, East of Indian Street (APNs 31603002, 018, & 019)	78 DU	47 DU	31 DU	3/22/2024	Not Built
PEN24-0075 - PP PEN24-0134 CZ PEN24-0133 GPA PEN22-0010	Cottonwood Apartments	Northside of Cottonwood Ave., east of Perris Blvd; APNs 479-140-022	184 DU	218 DU	(34 DU) (1)	Not Approved	Not Built
PEN21-0113 - GPA PEN21-0114 - CZ PEN21-0112 - PP	Courtyards at Cottonwood Phase II 32-unit affordable apartment complex	24502 Cottonwood Avenue (APN: 482-161-026)	32 DU	32 DU	--	1/21/2022	Built
PEN20-0096 - CZ PEN21-0066 - CUP PEN22-0127 - TTM 38459 PEN22-0062 - EIS	Gateway Heights	The East side of Morton Road approximately 200 feet north of Jennings Court (APN: 256-150-001)	108 DU	108 DU	--	1/25/2024	Not Built
PEN24-0029GPA PEN24-0028 CZ PEN24-0027 CUP for PUD PEN24-0026 TTM 38515 PEN24-0030 EIS	Alessandro 31	Southwest corner of Alessandro and Wilmot Street (APN: 478-100-018)	31 DU COMMERCIAL: 66,438 SF	14 DU	17 DU	Not Approved	Not Built
PEN23-0119 - DA PEN23-0127 - GPA PEN23-0109 - SPA PEN23-0118 – TTM 38850 PEN23-0111 - EIR	Aquabella Specific Plan	APNs 486310035, 486300013, 486300012, 486320012, 486320011, 486300011, 486320009, 486310014	15,000 DU COMMERCIAL: 50,000 SF	3,000 DU	12,000 DU	12/3/2024	Not Built
PEN21-0243 - GPA PEN21-0244 - CZ PEN21-0238 - CUP PEN21-0145 - TTM 38157 PEN21-0240 - CUP PEN21-0239 – TTM 38158 PEN21-0245 – EIS	Belago Park	Generally located on the north side of Cactus Avenue between Goldenrod Street and Redlands Boulevard.	322 DU	322 DU	--	Not Approved	Not Built
PEN24-0003 – CUP PEN24-0002 – TTM PEN24-0004 – PP PEN24-0005 - EIR	Pacifica Astoria	Southwest corner of Hemlock Avenue (Future) and Oliver Street APNs: 488-080-011, -022, -023	532 DU	120 DU	412 DU	Not Approved	Not Built
PEN21-0075 – SP PEN22-0068 - TTM 38370 PEN22-0069 – EIS PEN21-0080 - GPA PEN21-0081 - CZ	Rancho Bella Vista SP	Northeast Corner of Cottonwood and Moreno Beach (APNs: 478-020-023, 478-020-024, 478-020-025, 478-020-026, 478-020-027, 478-020-030 478-020-031)	745 DU	745 DU	--	Not Approved	Not Built
PEN22-0133 - GPA PEN22-0134 – CZ PEN22-0136 - CUP PEN22-0130 – TTM 38443 PEN22-0135 - EIS	Sunset Crossings (TTM38443)	South side of Cottonwood Avenue East of Nason Street (APNs: 488-190-005, - 027 and -028)	133 DU	84 DU	49 DU	9/23/2024	Not Built
PEN23-0131 – PP PEN23-0132 - EIS	Cresta Bella Mixed Use	Generally located north of Iris Avenue and west of Oliver Street (APNs: 486-310-039, 041, 042)	376 DU COMMERCIAL: 14,250 SF	376 DU COMMERCIAL: 14,250 SF	--	Not Approved	Not Built
PEN24-0023 GPA PEN24-0024 CZ PEN24-0021 TTM	Bradshaw Collection	North of Cactus Ave. and east of Moreno Beach Dr. (APNs 478-090-018, 024 & 025)	37 DU	20 DU	17 DU	Not Approved	Not Built

PEN21-0203 - GPA PEN21-0204 - ZC PEN21-0199 - TTM 38273	Stella Pointe	Northeast corner Brodiaea Avenue and Oliver Street (APN 486-240-010)	67 DU	67 DU	--	2/23/2023	Not Built
PEN20-0118 GPA PEN20-0119 CZ PEN20-0120 TTM PEN20 0121 MPP PEN20-0124 PP	Compass Danbe Centerpointe	Southside of Alessandro Blvd. between Frederick St. and Graham Street (APN: 297-170-002 and 297-170-003)	INDUSTRIAL: 389,603 SF	INDUSTRIAL: 389,603 SF	--	1/19/2022	Not Built
PEN20-0139 GPA PEN20-0138 SPA PEN20-0137 PP	The District Specific Plan Amendment Application (Festival)	Southeast corner of Heacock Street and Ironwood Avenue (APNs: 481020013, 481020035, 481020044, 481020020, 481020021, 481090034, 481090036, 481090041, 481090037)	INDUSTRIAL: 220,390 SF	INDUSTRIAL: 220,390 SF	--	Not Approved	Not Built
PEN23-0116 GPA PEN23-0117 ZC PEN23-0113 PP PEN23 0114 PP	Crystal Windows	East of Auto Mall Drive, south of Eucalyptus Avenue, east of Pettit Street and northeast of Moreno Beach Drive in Moreno Valley (APN: 488-330-009, 014, 015, and 010)	INDUSTRIAL: 350,000 SF	32 DU	INDUSTRIAL: 350,000 SF	Not Approved	Not Built
PEN23-0152 PP PEN23-0153 GPA PEN23-0154 CZ PEN23 0156 TPM	Merwin Logistics Project	Southeast corner of Alessandro Boulevard and Merwin Avenue (APN 478-240-031)	INDUSTRIAL: 991,047 SF	INDUSTRIAL: 991,047 SF	--	Not Approved	Not Built
PEN24-0166, -0165 and -0164	Bay 47 GPA	APN 488-220-014	27 DU	47 DU	20 DU	Not Approved	Not Built
PEN24-0170, -0171 and -0172	Cottonwood and Nason Townhomes	APN 487-470-032	178 DU	178 DU	--	Not Approved	Not Built
PEN25-0007	Specific Plan for The Moreno Valley Town Center (Nason Street Corridor)	Northwest corner of the intersection of Nason Street & Alessandro Boulevard (APNs: 487-470-030 and 487-470-031)	800 DU COMMERCIAL: 210,000 SF	617 DU	183 DU COMMERCIAL: 210,000 SF	Not Approved	Not Built
PEN25-0011 and -012	Brodiaea Development Project	APNs 478070015, 478070013, 478070014, 478080005, 478080004, and 478080003	134 DU	44 DU	90 DU	Not Approved	Not Built

(1) The City received updated plans for PEN24-0133 (Cottonwood Apts) that would reduce the number of units by 34 units. This reduction does not affect the General Plan Amendment or zoning for the site.