

**CITY OF MORENO VALLEY  
NOTICE OF INTENT  
MITIGATED NEGATIVE DECLARATION**

**NOTICE IS HEREBY GIVEN** that the City of Moreno Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which supports the proposed findings, are on file at the City of Moreno Valley.

Project: Conditional Use Permit (PEN21-0291)  
Tentative Tract Map 38265 (PEN21-0290)

Applicant: Pacifica Investments  
Owner: Chin Chang and Daniel Chu  
Representative: EPD Solutions  
Location: North side of Alessandro Boulevard between Morrison Street and Nason Street (APN: 487-470-022)

Proposal: A proposal for the development of an 18.48-acre site with a 225-lot single-family residential project in the Downtown Center (DC) District. Applications include a Conditional Use Permit for a Planned Unit Development for a total of 225 single-family lots consisting of 19 live-work units and 206 detached residential units, two common park areas which will be available to the public, and common parking and a Tentative Tract Map to subdivide the parcel.

Council District: 3

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley, as the Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project as described below.

Project Description: The Applicant proposes to develop an 18.48-acre site with a 225-lot single-family residential project in the Downtown Center (DC) District. Applications include a Conditional Use Permit for a Planned Unit Development for a total of 225 single-family lots consisting of 19 live-work units and 206 detached residential units, two common park areas which will be available to the public, and common parking and a Tentative Tract Map to subdivide the parcel.

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Friday, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

Potential Environmental Impacts: The City of Moreno Valley has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period for the Initial Study/Mitigated Negative Declaration, which begins August 19, 2022, and ends September 8, 2022. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 20-day review period, 5:30 p.m. on September 8, 2022. Written comments on the Initial

Study/Mitigated Negative Declaration should be addressed to:

Mindy Davis, Principal Planner  
Jeff Bradshaw, Associate Planner  
14177 Frederick Street  
Post Office Box 88005  
Moreno Valley, California 92552  
Phone: (951) 413-3206  
Email: [planningemail@moval.org](mailto:planningemail@moval.org)

Press-Enterprise

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Sean Kelleher  
Planning Official  
Community Development Department

Newspaper

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