

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

**Project Title:** Farm Bureau 139 Residential Project

Lead Agency: City of Moreno Valley

Contact Person: Grace Espino-Salcedo

Mailing Address: 14177 Frederick Street

Phone: 951-413-3451

City: Moreno Valley

Zip: 92553

County: Riverside

**Project Location:** County: Riverside

City/Nearest Community: Moreno Valley

Cross Streets: Box Springs Road and Morton Road

Zip Code: 92557

Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ' 51 " N / 117 ° 17 ' 36 " W Total Acres: 9.33

Assessor's Parcel No.: 256-200-002, 256-200-003, and 256-200-004

Section: 34

Twp.: 2S

Range: 4W

Base: NA

Within 2 Miles: State Hwy #: 60

Waterways: NA

Airports: NA

Railways: BNSF RR

Schools: Towngate Elementary School

**Document Type:**

CEQA:

☐ NOP☐ Early Cons☐ Neg Dec☒ Mit Neg Dec☐ Draft EIR☐ Supplement/Subsequent EIR  
(Prior SCH No.)

Other:

NEPA:

☐ NOI☐ EA☐ Draft EIS☐ FONSI

Other:

☐ Joint Document☐ Final Document☐ Other:**Local Action Type:**☐ General Plan Update☐ General Plan Amendment☐ General Plan Element☐ Community Plan☐ Specific Plan☐ Master Plan☐ Planned Unit Development☒ Site Plan☐ Rezone☐ Prezone☐ Use Permit☒ Land Division (Subdivision, etc.)☐ Annexation☐ Redevelopment☐ Coastal Permit☐ Other:**Development Type:**☒ Residential: Units 139 Acres 9.33☐ Office: Sq.ft. Acres Employees☐ Commercial: Sq.ft. Acres Employees☐ Industrial: Sq.ft. Acres Employees☐ Educational:☐ Recreational:☐ Water Facilities: Type MGD☐ Transportation: Type☐ Mining: Mineral☐ Power: Type MW☐ Waste Treatment: Type MGD☐ Hazardous Waste: Type☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☒ Agricultural Land☒ Air Quality☒ Archeological/Historical☒ Biological Resources☐ Coastal Zone☐ Drainage/Absorption☐ Economic/Jobs☐ Fiscal☐ Flood Plain/Flooding☒ Forest Land/Fire Hazard☒ Geologic/Seismic☒ Minerals☒ Noise☒ Population/Housing Balance☒ Public Services/Facilities☒ Recreation/Parks☐ Schools/Universities☐ Septic Systems☒ Sewer Capacity☐ Soil Erosion/Compaction/Grading☒ Solid Waste☒ Toxic/Hazardous☐ Traffic/Circulation☐ Vegetation☒ Water Quality☒ Water Supply/Groundwater☐ Wetland/Riparian☒ Growth Inducement☒ Land Use☐ Cumulative Effects☒ Other: Cultural Resources/GHG**Present Land Use/Zoning/General Plan Designation:**

Zoning: Multi-Family Residential (R15); Land Use: Residential/Office (R/O)

Project Description: (please use a separate page if necessary)

The Applicant is requesting Tentative Tract Map No. 38955 to subdivide 9.33 gross acres into airspaces for condominium purposes, a Plot Plan for the development of 139 attached multifamily residential units, and a Variance to allow a 50-foot rear yard setback to be measured between the project's northerly property line and the adjacent residential subdivision in the Residential 15 (R15) District. Proposed open space and recreational amenities within the site would include a clubhouse, pool, and gym, 1.04-acre (4,532 square feet) common open space area, and 21,165 square feet of private outdoor space consisting of decks or patios attached to each unit. The proposed project also includes demolition of the existing structures on-site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board  
☐ Boating & Waterways, Department of  
☐ California Emergency Management Agency  
☐ California Highway Patrol  
☒ Caltrans District # 8  
☐ Caltrans Division of Aeronautics  
☐ Caltrans Planning  
☐ Central Valley Flood Protection Board  
☐ Coachella Valley Mtns. Conservancy  
☐ Coastal Commission  
☐ Colorado River Board  
☐ Conservation, Department of  
☐ Corrections, Department of  
☐ Delta Protection Commission  
☐ Education, Department of  
☐ Energy Commission  
☒ Fish & Game Region # 6  
☐ Food & Agriculture, Department of  
☒ Forestry and Fire Protection, Department of  
☐ General Services, Department of  
☐ Health Services, Department of  
☐ Housing & Community Development  
☒ Native American Heritage Commission

☐ Office of Historic Preservation  
☐ Office of Public School Construction  
☐ Parks & Recreation, Department of  
☐ Pesticide Regulation, Department of  
☐ Public Utilities Commission  
☐ Regional WQCB # \_\_\_\_\_  
☐ Resources Agency  
☐ Resources Recycling and Recovery, Department of  
☐ S.F. Bay Conservation & Development Comm.  
☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy  
☐ San Joaquin River Conservancy  
☐ Santa Monica Mtns. Conservancy  
☐ State Lands Commission  
☐ SWRCB: Clean Water Grants  
☐ SWRCB: Water Quality  
☐ SWRCB: Water Rights  
☐ Tahoe Regional Planning Agency  
☐ Toxic Substances Control, Department of  
☒ Water Resources, Department of

☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_

### Local Public Review Period (to be filled in by lead agency)

Starting Date October 3, 2025

Ending Date November 3, 2025

### Lead Agency (Complete if applicable):

Consulting Firm: MNS Engineers Inc.

Address: 201 N. Calle Cesar Chavez, Suite 300

City/State/Zip: Santa Barbara, CA 93103

Contact: Debra Einstein Leight

Phone: 951-344-5264

Applicant: Foremost Pacific Group

Address: 27271 Las Ramblas

City/State/Zip: Mission Viejo, California 92691

Phone: 949-441-2358

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 9/25/2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.