

**CITY OF MORENO VALLEY  
NOTICE OF INTENT TO ADOPT A  
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 support the proposed findings, are on file at the City of Moreno Valley.

**Project:** Tentative Tract Map No. 38955 for Condominium Purposes (PEN24-0058)  
Plot Plan (PEN24-0059)  
Variance (PEN24-0144)

**Applicant:** Bryan Bergeron, Foremost Pacific Group

**Owner:** Riverside County Farm Bureau, Inc.

**APNs:** 256-200-002, 256-200-003 and 256-200-004

**Location:** North side of Box Springs Road, east of Morton Road, west of Lewisia Avenue.

**Proposal:** 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.

**Council District:** 2

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 is requesting approval of the following entitlements: 1) Tentative Tract Map No. 38955 (PEN24-0058) to subdivide 9.33 gross acres into airspaces for condominium purposes; 2) Plot Plan (PEN24-0059) for the development of 139 attached multifamily residential units, open space and recreational amenities, and associated public and landscape improvements; and 3) Variance (PEN24-0144) to allow a 50-foot rear yard setback to be measured between the project's northerly property line and the adjacent residential subdivision. The Project Site is located on the north side of Box Springs Road, east of Morton Road and west of Lewisia Avenue, in the Residential 15 (R15) District. The proposed project includes the demolition of the existing on-site building structures.

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 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins on October 3, 2025 and ends on November 3, 2025, at 5:30 p.m. 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 30-day review period, 5:30 p.m. on November 3, 2025. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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