

**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: Tentative Tract Map No. 38236 (PEN21-0184), Conditional Use Permit to allow a Planned Unit Development (PEN22-0091)

Applicant: Megan Kay Whieldon, D.R. Horton Los Angeles Holding Company, Inc.

Owner: Valley Christian Church, Granite Capital, and Douglas Whitney

Location: Southwest corner of Oliver Street and Alessandro Boulevard (APNs: 486-260-003 through 486-260-005, and 486-260-009)

Proposal: The applicant is requesting approval of the following entitlements: 1) Tentative Tract Map No. 38236 to subdivide 26.74 acres of vacant land into two hundred and four (204) single-family residential lots with private internal streets and public collector streets, a public park, and common-area improvements; and 2) a Conditional Use Permit for a Planned Unit Development to address development standards for the construction of new homes within the subdivision.

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 proposed project entails development of a new residential subdivision within the parcels as described in this notice. Overall, the project consists of subdivision of 26.74 acres of vacant land into 204 lots ranging in size from 2,800 square feet to 5,306 square feet (predominant lot sizes are 2,800 square feet and 3,600 square feet), and construction of 204 new single-family detached homes ranging in size from 1,575 square feet to 2,384 square feet with attached two-car garages. Site development would include the grading and construction of single-family residential lots, four retention/water quality basins, an approximately 1.80-acre park, guest parking areas, underground utilities, street improvements, common-area landscaping, perimeter fencing and related off-site improvements.

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 June 24, 2022, and ends July 25, 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 July 23, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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	Press-Enterprise	June 24, 2022
Sean Kelleher Planning Official Community Development Department	Newspaper	Date of Publication