

**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 supports the proposed findings, are on file at the City of Moreno Valley.

Project: General Plan Amendment (PEN23-0072), Change of Zone (PEN23-0071), Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070)

Applicant: David Patton

Owner: South of Iris, LLC

Representative: David Patton

APN: 316-020-020, 021, 022, 023, 024, and 025

Location: Southeast corner of Goya Avenue and Indian Street

Proposal: A request to subdivide and develop a project site containing approximately 13.73 acres with a Planned Unit Development comprised of 131 detached single-family residences, 0.43-acre tot-lot & dog park, 0.57-acre retention basin, and the on-site and off-site improvements.

Council District: 4

This Notice of Intent 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 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 consists of a General Plan Amendment (PEN23-0072) to change the General Plan Land Use Designation of the project site from Residential 5 to Residential 10, Change of Zone (PEN23-0071) to change the Zoning District Classification of the project site from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District, Tentative Tract Map 38702 (PEN23-0069) and Conditional Use Permit (PEN23-0070) to allow the subdivision of the 13.73-acre project site into 131 single-family residential lots and a Planned Unit Development for 131 detached single-family residences. The Proposed Project design also includes landscaping, lighting, and 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 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins on December 29, 2023, and ends January 29, 2024. 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 January 29, 2024. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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