

**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: General Plan Amendment (PEN25-0011)
Change of Zone (PEN25-0012)
Vesting Tentative Tract Map 39162 (PEN25-0010)
Conditional Use Permit (PEN25-0014)

Applicant: Moses Kim, Warmington Residential

Property Owner: David Mieger, EDM Realty Group

APNs: 478-070-013, 478-070-014, 478-070-015, 478-080-003, 478-080-004, and 478-080-005

Location: North side of Brodiaea Avenue, east of Moreno Beach Drive

Proposal: A General Plan Amendment amending Figure 2-2 "Land Use Map" of the Moreno Valley General Plan to change the land use designation of the project site from Residential 3 (R3) to Residential 10 (R10); a Change of Zone amending the City of Moreno Valley Zoning Atlas to rezone the project site from Residential 3 (R3) District to Residential 10 (R10) District; a Tentative Tract Map 39162 to subdivide into one hundred and thirty four (134) single family lots; and a Conditional Use Permit for a Planned Unit Development with associated amenities and public improvements.

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 is requesting approval of the following entitlements for an approximate 14.4-acre site: 1) a General Plan Amendment (GPA) amending Figure 2-2 "Land Use Map" of the Moreno Valley General Plan to change the land use designation of the project site from Residential 3 (R3) to Residential 10 (R10); 2) a Change of Zone amending the City of Moreno Valley Zoning Atlas to rezone the project site from Residential 3 (R3) District to Residential 10 (R10) District; 3) a Tentative Tract Map 39162 to subdivide into one hundred and thirty four (134) single family lots; and 4) a Conditional Use Permit for a Planned Unit Development with associated amenities and public 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 May 22, 2026 and ends on June 22, 2026, 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. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Principal Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552 Phone: (951) 413-3206

Email: planningnotices@moval.org

Regine Kennedy

Press-Enterprise

May 22, 2026

/s/ Regine Kennedy

Newspaper

Date of Publication

Principal Planner

Community Development Department