

**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: Plot Plan (PEN22-0022)  
Applicant: Empire Construction Management, Inc.  
Owner: FB Crystal Cove, LLC  
Representative: Brian King, Empire Construction Management, Inc.  
Location: Southwest corner of Alessandro Boulevard and Lasselle Street (APN: 484-030-028)  
Proposal: Plot Plan for a 192-unit apartment complex with a recreation center building, pool, and community dog park on an 8-acre site.  
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 proposes a Plot Plan for a 192-unit apartment complex that would consist of eight separate buildings providing a total of 84 one-bedroom apartments and 108 two-bedroom apartments. The total floor area of all the units within the eight apartment buildings would equal 173,820 square feet. The project would also provide a recreation center building with an outdoor pool and a 14,000-square-foot community dog park.

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 November 11, 2022, and ends December 1, 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 December 1, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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Sean Kelleher, Planning Official Community Development Department	Press-Enterprise Newspaper	November 11, 2022 Date of Publication
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