

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023020680

Project Title: Gateway Heights Project

Lead Agency: City of Moreno Valley

Contact Person: Luis Lopez

Mailing Address: 14177 Frederick Street

Phone:

City: Moreno Valley

Zip: 92553

County: Riverside County

Project Location: County: Riverside County

City/Nearest Community: Moreno Valley

Cross Streets: Morton Road and Box Springs Road

Zip Code: 92557

Longitude/Latitude (degrees, minutes and seconds): 33 ° 57 ' 27.7662 " N / -117 ° 17 ' 45.009 " W Total Acres: 32.56

Assessor's Parcel No.: 256-150-001

Section: S34

Twp.: T2S

Range: R4W

Base: San Bernardino

Within 2 Miles: State Hwy #: SR-260, I-215

Waterways: Box Springs Canyon, Tequesquite Arroyo, Santa Ana River

Airports: None

Railways: SCRA Highgrove - Perris Line Schools: Seneca Elementary School

Document Type:

CEQA:

NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA:

NOI

EA

Draft EIS

FONSI

Other:

Joint Document

Final Document

Other: _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other: _____

Development Type:

Residential: Units 108 Acres 16.59

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: Open Space

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: Greenhouse gas emissions, Energy, Vibra

Present Land Use/Zoning/General Plan Designation:

Residential 2 (R2) and Hillside Residential (HR)

Project Description: (please use a separate page if necessary)

The Project involves the construction of 108 detached townhouse condominium units on southwesterly 16.59 acres of the 32.56-acre Project Site, which is located in the western portion of the City of Moreno Valley, Riverside County, California. The 108 units would be organized using a 4-unit to 10-unit "clusters" on a total of 13 development pads. These clustered units would be arranged with garages facing a common driveway to enhance the aesthetic views of the project from the street and perimeter. Each unit would have an attached two-car garage, and units would range from 1,400 to 1,602 square feet of interior floor area. The 16.59 acres of the Project Site that would be developed would be rezoned to Residential 10 District (R10), which allows a maximum density of 10 dwelling units per net acre. The remaining 15.97 acres of the Project Site would be rezoned to Open Space (OS) and dedicated as conservation land.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

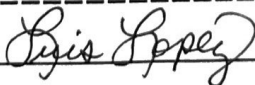
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 2, 2023 Ending Date March 31, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Psomas</u>	Applicant: <u>Jason Ackerman, Ackerman Law PC</u>
Address: <u>5 Hutton Centre Drive Suite #300</u>	Address: <u>3200 East Guasti Road, Suite 100</u>
City/State/Zip: _____	City/State/Zip: <u>Ontario, California 91761</u>
Contact: <u>Sean Noonan</u>	Phone: <u>909-456-1460</u>
Phone: <u>714-481-8035</u>	

Signature of Lead Agency Representative:  Date: 2/27/23

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.