

**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 (PEN20-0095)
Change of Zone (PEN20-0096);
Conditional Use Permit for a Planned Unit Development (PEN21-0066), and
Tentative Tract Map No. 38459 (PEN22-0127)

Applicant: HengHou Group
Owner: Shizao Zheng
Representative: Jason Ackerman
Location: East side of Morton Road approximately 300 feet north of Jennings Court. (APN: 256-150-001)
Proposal: To allow construction of a 108-unit detached townhouse Planned Unit Development with private streets, a 0.89-acre community park, and common area improvements on a 16.59-acre portion of 32.56 acres of vacant land.

Council District: 2

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 Project consists of the following entitlements: General Plan Amendment (PEN20-0095) from “R2 Residential” and “Hillside Residential” to “R10 Residential” and “Open Space”; Change of Zone (PEN20-0096) from Residential 2 (R2) District and Hillside Residential (HR) District to Residential 10 (R10) District and Open Space (OS) District; Conditional Use Permit (PEN21-0066) to establish flexible standards using the Planned Unit Development regulations for a new 108-unit detached townhouse condominium development with a 0.89-acre community park; Tentative Tract Map No. 38459 will subdivide the 32.56 gross acres of vacant land into a 16.59-acre common-area lot with 108 air space parcels for condominium purposes and a public park and a 15.97-acre remainder open-space lot.

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 March 2, 2023 and ends March 31, 2023. 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 March 31, 2023. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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Press-Enterprise

March 2, 2023

Sean P. Kelleher

Newspaper

Date of Publication

Planning Official

Community Development Department