

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 #

Project Title: Town Center at Moreno Valley Specific Plan

Lead Agency: City of Moreno Valley Contact Person: Sean P. Kelleher
 Mailing Address: P.O. Box 88005 Phone: (951) 413-3215
 City: Moreno Valley Zip: 92552 County: Riverside

Project Location: County: Riverside City/Nearest Community: Moreno Valley
 Cross Streets: Nason Street and Alessandro Boulevard Zip Code: 92555
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 55 ' 14 " N / 117 ° 11 ' 39 " W Total Acres: 63.5 gross
 Assessor's Parcel No.: 487-470-030 and 487-470-031 Section: 9 Twp.: 3S Range: 3W Base: Sunnymead
 Within 2 Miles: State Hwy #: SR-60 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Valley View HS, Moreno ES, Min View MS, Bear Valley E

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units 800 Acres 34.8
 Office: Sq.ft. 80,000 Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 41,550 Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: 4.8 acres of parkland Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Civic: 30,000 sf; 110 room hotel

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Energy

Present Land Use/Zoning/General Plan Designation:

Land Use: Undeveloped/Zoning: Downtown Center (DC) District/GP Designation: Downtown Center

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

The Project Applicant is requesting discretionary approvals to develop the Project site pursuant to the proposed Town Center at Moreno Valley Specific Plan with up to 800 residential units; a 16.5-acre Neighborhood Commercial Center with a minimum of 150,000 sf and no more than 220,000 sf of non-residential uses (including a 30,000 sf civic building); and 4.8 acres of of public parks. Applications include: PEN21-0335 (Change of Zone from Downtown Center [DC] District to Specific Plan (SP222); PEN21-0334 (Town Center at Moreno Valley Specific Plan); and PEN22-0077(Tentative Tract Map No. 38421).

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 an "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 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 type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 8 |
| <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 # 6 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input 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 April 20, 2022 Ending Date May 20, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Lewis Acquisition Company LLC, Joseph Edwards</u>
Address: <u>3200 El Camino Real</u>	Address: <u>1156 N. Mountain Avenue</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Upland, CA 91786</u>
Contact: <u>Tina Andersen, Principal</u>	Phone: <u>(909) 579-1236</u>
Phone: <u>(949) 300-7304</u>	

Signature of Lead Agency Representative:  **Date:** April 19, 2022

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