

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 # 2022040417

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**

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 800 Acres 34.8

Office: Sq.ft. 80,000 Acres _____ Employees _____

Commercial: Sq.ft. 41,550 Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: 4.8 acres of parkland

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: Civic: 30,000 sf; 110 room hotel

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: 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 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 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 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 21, 2022 Ending Date May 23, 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 21, 2022

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