

**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: Specific Plan Amendment (PEN21-0330) and Plot Plan (PEN21-0329)
Applicant: NOAA Group Architects
Owner: Chintu Patel
Representative: Joe Holasek
Location: 24450 - 24456 Sunnymead Boulevard (APNs: 481-101-033 and 481-101-038)
Proposal: A Specific Plan Amendment to permit hotels and revise the number of stories limitation to a maximum of 4-stories within the VCR (Village Commercial / Residential) district of The Village Specific Plan (SP-204) and a Plot Plan for the demolition of two existing commercial buildings, and construction of a new 45,177 square foot, 94-room, 4-story hotel with new parking and landscaping improvements.
Council District: 1

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: A Specific Plan Amendment to permit hotels and revise the number of stories limitation to a maximum of 4-stories within the VCR (Village Commercial / Residential) district of The Village Specific Plan (SP-204) and a Plot Plan for the demolition of two existing commercial buildings, and construction of a new 45,177 square foot, 94-room, 4-story hotel with new parking and landscaping improvements.

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 26, 2022 and ends December 16, 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 16, 2022. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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Email: luisl@moval.org

Sean P. Kelleher Planning Division Manager/Planning Official Community Development Department	Press-Enterprise Newspaper	November 26, 2022 Date of Publication
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