

**CITY OF MORENO VALLEY
NOTICE OF INTENT TO ADOPT
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 Nos.: Sunset Crossings (North)
General Plan Amendment (PEN22-0133)
Change of Zone (PEN22-0134)
Conditional Use Permit (PEN22-0136)
Tentative Tract Map 38443 (PEN22-0130)

Applicant: Highpointe MV I, LLC
Owner: Highpointe MV I, LLC
Location: Located on the south side of Cottonwood Avenue, east of Nason Street, north of Bay Avenue. Assessor's Parcel Numbers 488-190-005, 488-190-027, and 488-190-028.

Proposal: Tentative Tract Map (TTM 38443) to subdivide approximately 28.2 acres into 135 single-family residential lots for a Planned-Unit Development with associated land use designation and zoning changes.

Council District: 3

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 proposed project would create 135 single-family detached residential lots on an approximately 28.2-gross-acre site (TTM38443) with a density of approximately 5.8 du/ac. A General Plan Amendment and a Change of Zone are required to change the land use designation from Residential 3 (R3) to Residential 10 (R10), which allows a maximum density of 10 dwelling units per acre and apply the applicable zoning district. A Conditional Use Permit is required to approve a Planned-Unit Development to establish unique standards for future residential units and site development.

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 June 3, 2024, and ends July 3, 2024. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department no later than the conclusion of the 30-day review period at 5:30 p.m. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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