

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: General Plan Amendment (PEN24-0023), Change of Zone (PEN24-0024), Conditional Use Permit for Planned Unit Development (PEN24-0022), Tentative Tract Map No. 37858 (PEN24-0021)

Lead Agency: City of Moreno Valley Contact Person: Grace Espino-Salcedo
 Mailing Address: 14177 Frederick Street Phone: (951) 413-3206
 City: Moreno Valley Zip: 92553 County: Riverside

Project Location: County: Riverside City/Nearest Community: Moreno Valley
 Cross Streets: Bradshaw Circle and Cactus Avenue Zip Code: 92555

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 39.68 " N / 117 ° 10 ' 18.57 " W Total Acres: 4.81

Assessor's Parcel No.: 478-090-018, 478-090-024, 478-090-025 Section: 17 Twp.: 3S Range: 3W Base: San Bern

Within 2 Miles: State Hwy #: SR-60 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Ridge Crest, La Jolla, Moreno, Valley View

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 37 Acres 4.81
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

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: Energy, GHG, Tribal

Present Land Use/Zoning/General Plan Designation:

Land Use: Residential (5 du/ac) / Zoning: Residential 5 District (R5)

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

The Applicant is requesting approval of the following entitlements: 1) General Plan Amendment to change the land use designation from Residential 5 (R5) with a density of 5 dwelling units per acre to Residential 10 (R10) with a density of 10 dwelling units per acre; 2) Change of Zone to change the zoning from Residential 5 (R5) District to Residential Single-Family (RS10) District; 3) Conditional Use Permit for a Single-Family Residential Planned Unit Development; and 4) Tentative Tract Map No. 37858 to subdivide three contiguous parcels totaling 4.81 acres, into 37 single-family residential lots, 2 water quality basins and recreational open space. The Proposed Project includes public improvements such as new curb and gutter, paving, and sidewalks on Bradshaw Circle. The Project Site is located north of Cactus Avenue and east of Moreno Beach Boulevard, at the northeast corner of Cactus Avenue and Bradshaw Circle, in the Residential 5 (R5) District.

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".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 10/17/2025

Ending Date 11/17/2025

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions

Applicant: RC Hobbs

Address: 3333 Michelson Drive

Address: 1110 E Chapman Ave

City/State/Zip: Irvine, CA, 92612

City/State/Zip: Orange, CA, 92866

Contact: Konnie Dobrev

Phone: (714) 633-8100

Phone: (949) 794-1180

Signature of Lead Agency Representative: _____

Date: 10/13/2025

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