

**CITY OF MORENO VALLEY
NOTICE OF INTENT TO ADOPT A
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 support the proposed findings, are on file at the City of Moreno Valley.

Project: 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)

Applicant: Shay Mueller, RC Hobbs Company

Property Owner: Roger Hobbs Companies, Inc.

APNs: 478-090-018, 478-090-024 and 478-090-025

Location: Northeast corner of Cactus Avenue and Bradshaw Circle.

Proposal: 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; Change of Zone to change the zoning from Residential 5 (R5) District to Residential Single-Family (RS10) District; Conditional Use Permit for a Single-Family Residential Planned Unit Development and Tentative Tract Map No. 37858 to consolidate and subdivide three contiguous parcels, totaling 4.81 acres, into 37 single-family residential lots, 2 water quality basins and recreational open space.

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 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.

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 on October 17, 2025 and ends on November 17, 2025, at 5:30 p.m. 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 30-day review period, 5:30 p.m. on November 17, 2025. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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Press-Enterprise

October 17, 2025

/s/ Colby Cataldi
Planning Official/Planning Division Manager
Community Development Department

Newspaper

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