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: Moreno Meadows

Lead Agency: City of Moreno Valley
Contact Person: Miguel Del Rio
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: Nason Street and Ironwood Avenue; Olive Street and Ironwood Avenue
Zip Code: 92555
Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ′ 52 ″ N / 117 ° 11 ′ 13 ″ W
Total Acres: 111.25
Assessor's Parcel No.: 473-160-004 and 473-160-007
Section: 34
Twp.: 2S
Range: 3W
Base: San Bernardino
Within 2 Miles: State Hwy #: 60
Waterways: N/A
Airports: N/A
Railways: N/A
Schools:

Document Type:

CEQA:
- [x] 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
- [x] Expanded Initial Review
- [x] Plot Plan with Hearing
- [x] Vesting Tentative Tract Map
- [ ] Annexation
- [ ] Redevelopment
- [ ] Coastal Permit
- [ ] Other: _____

Development Type:

- [x] Residential: Units 555 Acres 111.25
- [ ] 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:

- [x] Aesthetic/Visual
- [x] Agricultural Land
- [x] Air Quality
- [x] Archeological/Historical
- [x] Biological Resources
- [ ] Coastal Zone
- [x] Drainage/Absorption
- [ ] Economic/Jobs
- [ ] Fiscal
- [x] Flood Plain/Flooding
- [x] Forest Land/Fire Hazard
- [x] Geologic/Seismic
- [x] Minerals
- [x] Noise
- [x] Population/Housing Balance
- [x] Public Services/Facilities
- [x] Recreation/Parks
- [x] Schools/Universities
- [ ] Septic Systems
- [x] Sewer Capacity
- [x] Soil Erosion/Compaction/Grading
- [x] Solid Waste
- [x] Toxic/Hazardous
- [x] Traffic/Circulation
- [x] Vegetation
- [x] Water Quality
- [x] Water Supply/Groundwater
- [x] Wetland/Riparian
- [x] Growth Inducement
- [x] Land Use
- [x] Cumulative Effects
- [ ] Other: _____

Present Land Use/Zoning/General Plan Designation:

General Plan: Residential (R2); Zoning: Residential Agriculture 2 (RA-2), Hillside Residential (HR), and Residential 1 (R1)

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

The Project proposes a residential community featuring 457 for-sale market-rate homes and 98 deed-restricted accessory dwelling units—78 reserved for low-income and 20 for moderate-income households. Designed to integrate with the surrounding area, the community would also include public parks, open space, recreational amenities, multi-use trail connections, and enhanced infrastructure to serve future residents and the broader neighborhood. To support the delivery of affordable housing, the Project seeks benefits under the State Density Bonus Law, including bonus units, incentives, and targeted waivers from certain development standards.

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**".

X Air Resources Board
____ Boating & Waterways, Department of
____ California Emergency Management Agency
____ California Highway Patrol
X Caltrans District # 8
____ Caltrans Division of Aeronautics
____ Caltrans Planning
____ Central Valley Flood Protection Board
____ Coachella Valley Mtns. Conservancy
____ Coastal Commission
____ Colorado River Board
X Conservation, Department of
____ Corrections, Department of
____ Delta Protection Commission
____ Education, Department of
____ Energy Commission
X Fish & Game Region # 6
____ Food & Agriculture, Department of
____ Forestry and Fire Protection, Department of
____ General Services, Department of
____ Health Services, Department of
____ Housing & Community Development
X Native American Heritage Commission

____ Office of Historic Preservation
____ Office of Public School Construction
____ Parks & Recreation, Department of
____ Pesticide Regulation, Department of
____ Public Utilities Commission
X Regional WQCB # 8
____ Resources Agency
____ Resources Recycling and Recovery, Department of
____ S.F. Bay Conservation & Development Comm.
____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____ San Joaquin River Conservancy
____ Santa Monica Mtns. Conservancy
____ State Lands Commission
____ SWRCB: Clean Water Grants
____ SWRCB: Water Quality
____ SWRCB: Water Rights
____ Tahoe Regional Planning Agency
X Toxic Substances Control, Department of
____ Water Resources, Department of

____ Other: ____
____ Other: ____

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

Starting Date September 12, 2025 Ending Date October 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: HELIX Environmental Planning, Inc.
Address: 7578 El Cajon Boulevard
City/State/Zip: La Mesa, CA 91942
Contact: Julie McCall
Phone: (619) 462-1515

Applicant: The Moreno Meadows Community LPV, LLC
Address: 888 San Clemente, Suite 100
City/State/Zip: Newport Beach, CA 92660
Phone: ____

Signature of Lead Agency Representative: ____ **Date:** 9/11/2025

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