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: Tentative Tract Map No. 38955 for Condominium Purposes (PeN24-0058), Plot Plan (PEN24-0059), Variance (PEN24-0144)

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: Riversde | City/Nearest Community: Moreno Valley
Cross Streets: Box Springs Road and Morton Road | Zip Code: 92557
Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ′ 51 ″ N / 117 ° 17 ′ 36 ″ W Total Acres: 9.33
Assessor's Parcel No.: 256-200-002, 256-200-003, 256-200-004 | Section: 34 | Twp.: 2S | Range: 4W | Base: NA
Within 2 Miles: State Hwy #: 60 | Waterways: NA
Airports: NA | Railways: BNSF RR | Schools: Seneca Elementary

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: Variance

Development Type:

☒ Residential: Units 139 Acres 9.33
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ 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: Cultural Resources/GHG

Present Land Use/Zoning/General Plan Designation:

Zoning: Multifamily Residential (R15); Land Use: Residential/Office (R/O)

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

The Applicant is requesting Tentative Tract Map No. 38955 to subdivide 9.33 gross acres into airspaces for condominium purposes, a Plot Plan for the development of 139 attached multifamily residential units, and a Variance to allow a 50-foot rear yard setback to be measured between the project's northerly property line and the adjacent residential subdivision in the Residential 15 (R15) District. Proposed open space and recreational amenities within the site would include a clubhouse, pool, and gym, 1.04-acre common open space area, and 21,165 square feet of private outdoor space consisting of decks or patios attached to each unit. The proposed project also includes demolition of the existing structures on-site.

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
X	Caltrans District # 8	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	____	Regional WQCB # ____
____	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
X	Fish & Game Region # 6	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	X	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
X	Native American Heritage Commission		

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

Starting Date October 3, 2025 Ending Date November 3, 2025

Lead Agency (Complete if applicable):

Consulting Firm: MNS Engineers Inc.
Address: 201 N. Calle Cesar Chavez, Suite 300
City/State/Zip: Santa Barbara, CA 93103
Contact: Debra Einstein Leight
Phone: 951-344-5264

Applicant: Foremost Pacific Group
Address: 27271 Las Ramblas
City/State/Zip: Mission Viejo, California 92691
Phone: 949-441-2358

Signature of Lead Agency Representative: _____ **Date:** 9/25/2025

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