**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.

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| **Project:** | Plot Plan (PEN24-0125) |
| **Applicant:** | David Slawson on behalf of Winchester Associates Inc. |
| **Property Owner:** | Realm Sec Allessandro Darwin, LLC |
| **APNs:** | 486-280-062 and 486-280-063 |
| **Location:** | Vacant 20-acre site, located north of Brodiaea Avenue, south of Allessandro Boulevard, and east of Darwin Drive. |
| **Proposal:** | Plot Plan for 460 multi-family residential units, consisting of 19 three-story buildings, a community clubhouse, common open space amenities, and 879 parking spaces. |
| **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 a Plot Plan for the development of a 460-unit for-rent multi-family residential community including 80 residential townhome units and 380 residential stacked flats. Project amenities would include a recreational area with a clubhouse and co-work area, swimming pool and spa, as well as additional common open spaces. The Project includes 879 parking spaces, which would be provided in garages, as well as covered carports and open surface parking.

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 November 19, 2026 and ends on December 19, 2026, 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. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Principal Planner
14177 Frederick Street
Moreno Valley, California 92553
Phone: (951) 413-3206
Email: planningnotices@moval.org

Regine Kennedy — November 19, 2026

/s/ Sergio Madera — Newspaper — Date of Publication
Planning Manager
Community Development Department