

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: Valley & Whitney Planned Unit Development - PEN21-0184 (TTM #38236); PEN22-091 (Conditional Use Permit)

Lead Agency: City of Moreno Valley

Contact Person: Luis Lopez

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: Oliver Street and Alessandro Boulevard

Zip Code: 92555

Longitude/Latitude (degrees, minutes and seconds): 33 ° 54 ' 59.9 " N / 117 ° 11 ' 01.0 " W Total Acres: 26.74

Assessor's Parcel No.: 486-260-003, 486-260-009

Section: 10

Twp.: 3 South

Range: 3 West

Base: SBP Meridian

Within 2 Miles: State Hwy #: SR-60

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: Valley View HS, La Jolla 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:

Development Type:

☒ Residential: Units 204 Acres 26.74

☐ 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:

Present Land Use/Zoning/General Plan Designation:

Vacant Land, DC (Downtown Center), DC (Downtown Center)

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

The proposed project entails development of a new residential subdivision within the parcels as described in this notice. Overall, the project consists of subdivision of 26.74 acres of vacant land into 204 lots ranging in size from 2,800 square feet to 5,306 square feet (predominant lot sizes are 2,800 square feet and 3,600 square feet), and construction of 204 new single-family detached homes ranging in size from 1,575 square feet to 2,384 square feet with attached two-car garages. Site development would include the grading and construction of single-family residential lots, four retention/water quality basins, an approximately 1.80-acre park, guest parking areas, underground utilities, street improvements, common-area landscaping, perimeter fencing and related off-site improvements.

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".

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

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

Starting Date June 24, 2022 Ending Date July 23, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>D.R. Horton Los Angeles Holding Company, Inc.</u>
Address: <u>2 Park Plaza, Suite 1120</u>	Address: <u>2280 Wardlow Circle, Suite 100</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Corona, CA 92880</u>
Contact: <u>Danielle Thayer</u>	Phone: <u>(951) 739-5485</u>
Phone: <u>(949)794-1180</u>	

Signature of Lead Agency Representative:  Date: 6/23/22

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