



**Community Development Department
Planning Division**

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Date: September 12, 2025

TO: Office of Planning and Research, Responsible Agencies, Trustee Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for the Moreno Meadows Project

LEAD AGENCY:

City of Moreno Valley
Community Development Department
14177 Frederick Street
P.O. Box 88005
Moreno Valley CA 92552-0805
Telephone: (951) 413-3206
Contact: Miguel Del Rio, Senior Planner
Email: Planningnotices@moval.org

EIR CONSULTANT:

HELIX Environmental Planning, Inc.
7578 El Cajon Blvd.
La Mesa, CA 91942
(619) 462-1515
Contact: Julie McCall
Email: JulieM@helixepi.com

The City of Moreno Valley, as lead agency under the California Environmental Quality Act (CEQA), will prepare a Draft Environmental Impact Report (DEIR) for the Moreno Meadows Project (Project) in compliance with the CEQA (Public Resources Code § 21000, et seq.) and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000, et seq. ["CEQA Guidelines"]). In accordance with Section 15082 of the CEQA Guidelines, the City has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, and other interested parties with information describing the proposed Project and its potential environmental effects. A copy of the NOP is also located at the City of Moreno Valley and available on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

Due to time limits mandated by state law, your response to this NOP must be submitted at the earliest possible date, but no later than 30 days after receipt of this notice or October 12, 2025, whichever is later.

Please send your comments to Miguel Del Rio, Senior Planner, at the City of Moreno Valley address listed above. Please include your name, phone number, and address of a contact person in your response. If your agency or organization will be a responsible or trustee agency for this Project, please so indicate.

PROJECT TITLE: Moreno Meadows

LOCATION: The Project site comprises two parcels (Assessor's Parcel Numbers 473-160-004 and 473-160-007) totaling 111.25 acres. The Project site is in the northeastern portion of the City of Moreno Valley, California, bordered by Nason Street to the west, Moreno Beach to the east, and Ironwood Avenue to the south. (See **Figure 1, Regional Location Map.**)

PROJECT SETTING: The Project site is located east of Nason Street, west of Moreno Beach Drive, and north of Ironwood Avenue in northeast Moreno Valley, Riverside County, California and comprises approximately 111.25 acres of vacant undeveloped land. The Project site is located east of Interstate (I)-215, north of State Route (SR) 60, and north of Lake Perris. The Project site is in Section 34 of Township 2 South, Range 3 West on the USGS Sunnymead 7.5 Minute Quadrangle. (See **Figure 1, Regional Location Map**)

The Project site has a General Plan land use designation of Residential (R2) and is zoned Residential Agriculture 2 (RA-2), Hillside Residential (HR), and Residential 1 (R1). These zoning districts are intended for suburban uses on larger residential lots and allows rural, agricultural, and animal keeping uses that historically characterized these areas. The site is within the City's Primary Animal Keeping Overlay (PAKO), which establishes development standards intended to preserve the ability to keep medium and large animals.

Land uses surrounding the Project site include residential uses to the south, west, and northeast; vacant land to the east and southeast; and natural open space associated with Kalmia Hills to the north. The City's 2021–2029 Housing Element identifies R10 Residential land uses planned to the south and southeast of the site, along Ironwood Avenue at Moreno Beach Drive. Commercial services and retail uses are located approximately 0.5-miles away across SR-60. The 45-acre Moreno Valley Equestrian Park and 3.5-acre Hound Town dog park are located approximately 1.5 miles northeast of the site. The site is located outside of any Multiple Species Habitat Conservation Plan (MSHCP) designated criteria cell, core habitat, or linkage area. (See **Figure 2, Project Vicinity**)

DISCRETIONARY APPROVALS: The Project would include the following discretionary actions under consideration by the City of Moreno Valley.

1. **Vesting Tentative Tract Map No. 39190 (PEN25-0063)** – to subdivide the Project site into 457 parcels pursuant to the Subdivision Map Act and City Municipal Code.
2. **Plot Plan (PEN25-0064)** – for review of 457 homes, 98 accessory dwelling units, public streets, private alleys, park, parklets, open space, trails, and water quality/detention basin.
3. **Expanded Initial Review (PEN25-0065)** – for review and preparation of Environmental Impact Report (EIR).

PROJECT DESCRIPTION: 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.

CORTESE LIST NOTICE: Pursuant to Public Resources Code §21092.6(a), the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code §65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE DEIR

The City of Moreno Valley has determined that an EIR will be prepared for the Project based on its potential to cause significant environmental effects. The EIR will be prepared as a “Project” EIR pursuant to CEQA Guidelines Section 15161. The following issues are anticipated to be addressed:

- Aesthetics
- Agriculture and forestry resources
- Air quality
- Biological resources
- Cultural resources
- Energy
- Geology and soils
- Greenhouse gas emissions
- Hazards and hazardous materials
- Hydrology/water quality
- Land use and planning
- Mineral resources
- Noise
- Population/housing
- Public services
- Recreation
- Transportation
- Tribal cultural resources
- Utilities and service systems
- Wildfire
- Mandatory Findings of Significance

The EIR will assess the effects of the Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project related impacts. A mitigation monitoring program will also be developed as required by Section 15150 of the CEQA Guidelines.

This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the proposed Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Moreno Valley in the EIR.

SCOPING MEETING

In accordance with Section 21083.9(a)(2) of the Public Resources Code and CEQA Guidelines Section 15082(c), the City will hold a public scoping meeting, where agencies, organizations, and members of the public will receive a brief presentation of the Project and the CEQA process. Although the primary purpose of the scoping meeting is to meet with representatives of involved agencies to assist the lead agency in determining the scope and content of the environmental information that responsible or trustee agencies may require, members of the public will be provided with an opportunity to submit brief oral comments at this scoping meeting not exceeding three minutes. However, members of the public and relevant agencies are requested to provide their comments in writing, via email or mail, to the contact address shown above. The scoping meeting will be held at City of Moreno Valley, City Hall Council Chamber, 14177 Frederick Street, Moreno Valley, CA 92553 in person on September 30, 2025, at 6:00 p.m.

Please contact the Community Development Department, Planning Division at (951) 413-3206 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Del Rio', with a horizontal line extending to the right.

Miguel Del Rio
Senior Planner

Attachments:

Figure 1 -- Regional Location Map
Figure 2 -- Project Vicinity



