



This may affect your property

Notice of PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Planning Commission of the City of Moreno Valley on the following item(s):

Project: PEN19-0108 – General Plan Amendment
PEN19-0109 – Change of Zone
PEN19-0110 – Plot Plan
PEN19-0097 – Expanded Environmental Review

Applicant/Owner: Moreno Valley Housing Authority
Representative: David J. Slawson, Winchester Associates Inc.
Location: Northeast corner of Cottonwood Avenue and Indian Street

APN's: 482-161-021 through 482-161-024

Proposal: The applicant is requesting approval of the following entitlements for an 8.37-acre site: 1) a General Plan Amendment to amend the land use of a 6.78-acre portion of the project site, Parcel 1, from Residential 5 to Residential 10 and a 1.59-acre portion of the project site, Parcel 2, from Residential 5 to Public; 2) a Change of Zone to rezone Parcel 1 from Residential 5 District (R5) to Residential 10 District (R10) and Parcel 2 from Residential 5 District (R5) to Public (P); 3) a Plot Plan to construct an 80-unit gated affordable housing development and a managers unit on Parcel 1; and 4) a Mitigated Negative Declaration and pursuant to CEQA.

Council District: 1

Environmental Determination: The City of Moreno Valley has reviewed the above project and has prepared an Initial Study in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15070. The Mitigated Negative Declaration represents the City's independent judgment and analysis. The proposed project will not have a significant effect on the environment with the implementation of mitigation measures.

The Draft IS/MND is being circulated for review and comment by interested agencies, organizations, and persons for 20 days in accordance with Section 21091 of the State CEQA Guidelines. A 20-day public review period to solicit comments on the Draft IS/MND starts September 20, 2019 and ends October 10, 2019.

Any person interested in the proposal may speak at the hearing or provide written testimony at or prior to the hearing. The application file and environmental documents may be inspected at the Community Development Department at 14177 Frederick Street, Moreno Valley, California during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. to 4:30 p.m. on Fridays), or you may telephone (951) 413-3206 for further information.

The Planning Commission, at the Hearing or during deliberations, could approve changes to the project. If you challenge this project, including any modifications considered for the project, in court, you may be limited to raising only those items you or someone else raised at the Public Hearing

described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.



LOCATION N ↑

PLANNING COMMISSION HEARING

City Council Chambers, City Hall
14177 Frederick Street
Moreno Valley, Calif. 92553

DATE AND TIME: October 10, 2019, 7:00 p.m.

CONTACT PLANNER: Jerry Guarracino

PHONE: (951) 413-3206

Upon request and in compliance with the Americans with Disabilities Act of 1990, any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Guy Pegan, ADA Coordinator, at 951.413.3120 at least 48 hours before the meeting. The 48-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.