

Exhibit C

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**CITY OF MORENO VALLEY
CITY COUNCIL
NOTICE OF PUBLIC HEARING AND
NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the City Council of the City of Moreno Valley on the date and time set forth below:

Project: General Plan Amendment (PEN22-0159)
Change of Zone (PEN22-0158)
Tentative Tract Map 38458 (PEN22-0156)
Conditional Use Permit (PEN22-0157)

Project Applicant: David Patton

Property Owners: South of Iris 2021, LLC

APN: 316-030-002, 018 and 019

Location: South side of Iris Avenue, east of Indian Street

Proposal: A General Plan Amendment and Change of Zone to change the Land Use Designation and Zoning District Classification of an approximate 9.42-acre project site from R5 Residential to R10 Residential and from Residential 5 (R5) District to Residential Single-Family 10 (RS10) District, respectfully, and Conditional Use Permit and Tentative Tract Map 38458 for a Planned Unit Development comprised of 78 detached single-family residences with a privately maintained and publicly available tot lot, dog park, and the required site improvements.

Council District: 4

Environmental Determination: The project has been evaluated as set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines. An Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for this project. An Initial Study was circulated for public review (including interested parties/responsible agencies) from December 29, 2023, through January 29, 2024 (State Clearinghouse Schedule No. 2023120763). The Initial Study / Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program can be obtained in electric format via email by request. The final document(s) may be inspected by appointment at the Community Development Department at 14177 Frederick Street, Moreno Valley, California, by calling (951) 413-3206 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. Friday). The documents may also be reviewed on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>.

PUBLIC TESTIMONY: All interested parties will be provided an opportunity to submit oral testimony during the public hearing and/or provide written testimony during or prior to or at the public hearing. The application file and related 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 Friday). More information can be found on the Agenda, which will be posted on the City's website at least 72 hours prior to the meeting <http://morenovalleyca.iqm2.com/Citizens/default.aspx>

PLEASE NOTE: The City Council may consider and approve changes to the proposed items under consideration during the Public Hearing.

GOVERNMENT CODE § 65009 NOTICE: If you challenge any of the proposed actions taken by the City Council in court, you may be limited to raising only those issues you or someone else raised during the Public Hearing described in this notice, or in written correspondence delivered to the City Council of the City of Moreno Valley during or prior to the Public Hearing.

ACCESSIBILITY: 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 James Verdugo, ADA Coordinator, at (951) 413-3350 at least 72 hours before the meeting. The 72-hour notification will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Date and Time: March 5, 2024, at 6:00 p.m.
Location: City Hall Council Chamber
14177 Frederick Street, Moreno Valley, CA 92553
Planner: Oliver Mujica, Contract Planner
Contact: (951) 413-3206 or planningnotices@moval.org