

RESOLUTION NO. 2026-XX**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR BRADSHAW COLLECTION PROJECT LOCATED AT THE NORTHEAST CORNER OF CACTUS AVENUE AND BRADSHAW CIRCLE, EAST OF MORENO BEACH DRIVE (APNS: 478-090-018, 478- 090-024, AND 478-090-025)**

WHEREAS, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and the lead agency for the preparation and consideration of environmental documents for projects that are subject to requirements of the California Environmental Quality Act (CEQA¹) and CEQA Guidelines²; and

WHEREAS, Shay Mueller of RC Hobbs Companies (“Applicant”) has submitted applications a General Plan Amendment (PEN24-0023), Change of Zone (PEN24-0024), a Conditional Use Permit (PEN24-0022) for a Planned Unit Development, and Tentative Tract Map No. 37858 (PEN24-0021) for the proposed development of a 37-lot single-family residential project with associated public improvements (“Proposed Project”), located at the northeast corner of Cactus Avenue and Bradshaw Circle, east of Moreno Beach Drive on approximately 4.81 acres (APNS: 478-090-018, 478-090-024, and 478-090-025) (“Project Site”); and

WHEREAS, Planning Division Staff completed an Initial Study (environmental assessment) (“IS”) for the Proposed Project and based on the environmental assessment, recommends adoption of a Mitigated Negative Declaration (“MND”) and a Mitigation Monitoring and Reporting Program (“MMRP”) in accordance with Section 6 (ND Procedures) of the City’s Rules and Procedures for the Implementation of the California Environmental Quality Act and the requirements of the CEQA Guidelines Sections 15070-15075; and

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration was duly noticed and circulated for public review for a period of 30 days commencing on October 17, 2025, through November 17, 2025; and

WHEREAS, in compliance with CEQA and the CEQA Guidelines, a Mitigation Monitoring and Reporting Program (“MMRP”), which is a program for reporting and monitoring the Proposed Projects’ mitigation measures, was prepared for the Proposed Project and circulated with the Mitigated Negative Declaration; and

¹Public Resources Code §§ 21000-21177

²California Code of Regulations §§15000-15387

WHEREAS, on January 8, 2026, a duly noticed Public Hearing was conducted by the Planning Commission to consider the approval of the Proposed Project; and

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WHEREAS, at the conclusion of the Public Hearing, the Planning Commission voted 5-1 to deny the General Plan Amendment (PEN24-0023) and Change of Zone (PEN24-0024), thereby denying the entire Proposed Project, which was contingent upon the approval of the General Plan Amendment (PEN24-0023) and Change of Zone (PEN24-0024); and

WHEREAS, the Applicant filed a timely Appeal Application (PAA26-0001) appealing the Planning Commission's denial of General Plan Amendment (PEN24-0023): and Change of Zone (PEN24-0024); and

WHEREAS, on February 17, 2026, a duly noticed Appeal Hearing was conducted by the City Council to consider the Appeal Application (PAA26-0001) along with Conditional Use Permit (PEN24-0022), Tentative Tract Map No. 37858 (PEN24-0021) and the Initial Study/Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program prepared for the Proposed Project; and

WHEREAS, at the conclusion of the public hearing, in the exercise of its own independent judgment, the City Council determined that the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program will reduce the Proposed Project's potential environmental to levels of insignificance and that there is no substantial evidence supporting a fair argument that the Proposed Project will have a significant effect on the environment which would otherwise require the preparation and certification of an Environmental Impact Report.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals and Exhibits

That the foregoing Recitals and attached exhibits are true and correct and are hereby incorporated by this reference.

Section 2. Evidence

That the City Council has considered all of the evidence submitted into the Administrative Record for the MND and MMRP, including, but not limited to, the following:

- (a) Initial Study/ Mitigated Negative Declaration prepared for the Proposed Project, attached hereto as Exhibit A;
- (b) Notice of Intent to Adopt a Mitigated Negative Declaration, attached hereto as Exhibit B;
- (c) Mitigation Monitoring and Reporting Program, attached hereto as Exhibit C;
- (d) Staff Reports prepared for the Planning Commission and City Council's consideration and all documents, records, and references related thereto, and Staff's presentation at the public hearings;
- (e) Testimony and/or comments from all persons that were provided in written format or correspondence, at or prior to the Public Hearings.

Section 3. Findings

That based on the content of the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the City Council makes the following findings:

- (a) That all environmental impacts of the Proposed Project, with the mitigation measures set forth in the MMRP, have been reduced to levels of insignificance, and there is no substantial evidence supporting a fair argument that the Project will have a significant effect on the environment that would otherwise require the preparation and certification of an Environmental Impact Report;
- (b) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been completed in compliance with CEQA and CEQA Guidelines and are consistent with the City's Rules and Procedures for the Implementation of the California Environmental Quality Act;
- (c) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program represent the independent judgment and analysis of the City as lead agency for the Proposed Project; and
- (d) That the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program are adequate to serve as the required CEQA environmental documentation for the Proposed Project.

Section 4. Adoption

That, based on the foregoing Recitals, Administrative Record and Findings, the City Council hereby adopts the IS/MND attached hereto as Exhibits A, respectively, and the MMRP attached hereto as Exhibit C.

Section 5. Repeal of Conflicting Provisions

That all the provisions as heretofore adopted by the City Council that are in conflict with the provisions of this Resolution are hereby repealed.

Section 6. Severability

That the City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

Section 7. Effective Date

That this Resolution shall take effect immediately upon the date of adoption.

Section 8. Certification

That the Secretary of the City Council shall certify to the passage of this Resolution.

APPROVED AND ADOPTED this 17th day of February, 2026.

Ulises Cabrera
Mayor
City of Moreno Valley

ATTEST:

M. Patricia Rodriguez, City Clerk

APPROVED AS TO FORM:

Steven B. Quintanilla, City Attorney

Exhibits:

Exhibit A: Initial Study/Mitigated Negative Declaration

Exhibit B: Mitigation Monitoring & Reporting Program

Exhibit C: Notice of Intent to Adopt a Mitigated Negative Declaration

RESOLUTION JURAT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE) ss.

CITY OF MORENO VALLEY)

I, M. Patricia Rodriguez, City Clerk of the City of Moreno Valley, California, do hereby certify that Resolution No. 2026-XX was duly and regularly adopted by the City Council of the City of Moreno Valley at a regular meeting thereof held on the ____ day

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of _____, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Council Members, Mayor Pro Tem and Mayor)

M. PATRICIA RODRIGUEZ, CITY CLERK

(SEAL)

Exhibit A

INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

Exhibit B

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Exhibit C

MITIGATION MONITORING AND REPORTING PROGRAM