

From: [Casas, Yesenia](#)
To: [Planning Notices DG](#)
Cc: [Vega, Jaqueline](#)
Subject: Project: (PEN24-0023), (PEN24-0024), (PEN24-022), & (PEN24-0021) - REVIEW
Date: Wednesday, October 22, 2025 11:06:37 AM
Attachments: [Safe Attachments Scan In Progress.msg](#)

Warning: External Email – Watch for Email Red Flags!

Good morning Grace,

Thank you for transmitting the above referenced project to ALUC for review. Please note that the proposed project is located outside the airport influenced area and therefore review by the ALUC is not required.

If you have any questions, please feel free to contact ALUC Planner, Jackie Vega.

Best regards,
Yesenia Casas
Executive Assistant I



Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)



November 6, 2025

Grace Espino-Salcedo, Associate Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, CA 92552

Subject: Bradshaw Collection Project – Notice of Intent to Adopt a Mitigated Negative Declaration

Dear Ms. Espino-Salcedo:

EMWD appreciates the opportunity to provide comments on the Notice of Intent (NOI) for the Moreno Valley Bradshaw Collection Project Initial Study/Mitigated Negative Declaration (ISMND). The subject project may require either water, sewer and/or recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Design Conditions (DC), to be developed by the project proponent and approved by EMWD.

The DC evaluation will identify the potential requirement to construct new facilities, such as on-site and offsite water, sewer and recycled water pipelines, sewer lift station, water booster station, water storage tank, facilities relocation related to conflicts with proposed improvements, (such as relocating existing facilities, street realignments, street vacations, proposed medians and additional soil import), as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

The subject project was reviewed for Due Diligence with EMWD's Development Services Department, with a Project Number PPI 2024-1575. Furthermore, the ISMND identifies the installation of a new 8-inch water pipeline in Bradshaw Circle that would connect to an existing 12-inch water pipeline in Cactus Avenue and convey water supplies to the proposed residences and landscaping through plumbing/landscaping fixtures. Additionally, the ISMND identifies the installation of onsite sewer lines within the proposed onsite streets that would connect to the existing sewer line in Cactus Avenue and eventually transport wastewater flows to the Moreno Valley Regional Water Reclamation Facility.

To date, EMWD received a Work Order deposit to develop the DC, to identify on-site and offsite facilities required to serve this project. The issued Work Order number for this project is WO #16791.

Board of Directors
Stephen J. Corona, *President* David J. Slawson, *Vice President* Jeff Armstrong Joe Grindstaff Philip E. Paule

EASTERN MUNICIPAL WATER DISTRICT

2270 Trumble Road • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 • www.emwd.org

Ms. Espino-Salcedo
November 6, 2025
Page 2


If you have questions or concerns, please do not hesitate to contact Maroun El-Hage at (951) 928-3777, extension 4468 or by email at El-hagem@emwd.org.

Sincerely,

**Anthony
Budicin**

Anthony Budicin

Director of Environmental and Regulatory Compliance

 Digitally signed by
Anthony Budicin
Date: 2025.11.06 15:38:43
-08'00'

Cc: Maroun El-Hage, MPA, MS, PE, EMWD Principal Civil Engineer, Dev. Services Dept.
Jose Ruiz, EMWD Assistant Engineer, Dev. Services Dept.
Martha Vilchis, EMWD Water Resources Specialist Assistant, ERC Dept.

Attachment: Copy of Public Notice

**CITY OF MORENO VALLEY
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Moreno Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which support the proposed findings, are on file at the City of Moreno Valley.

Project: General Plan Amendment (PEN24-0023)
Change of Zone (PEN24-0024)
Conditional Use Permit for Planned Unit Development (PEN24-0022)
Tentative Tract Map No. 37858 (PEN24-0021)

Applicant: Shay Mueller, RC Hobbs Company

Property Owner: Roger Hobbs Companies, Inc.

APNs: 478-090-018, 478-090-024 and 478-090-025

Location: Northeast corner of Cactus Avenue and Bradshaw Circle.

Proposal: General Plan Amendment to change the land use designation from Residential 5 (R5) with a density of 5 dwelling units per acre to Residential 10 (R10) with a density of 10 dwelling units per acre; Change of Zone to change the zoning from Residential 5 (R5) District to Residential Single-Family (RS10) District; Conditional Use Permit for a Single-Family Residential Planned Unit Development and Tentative Tract Map No. 37858 to consolidate and subdivide three contiguous parcels, totaling 4.81 acres, into 37 single-family residential lots, 2 water quality basins and recreational open space.

Council District: 3

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley, as the Lead Agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project as described below.

Project Description: The Applicant is requesting approval of the following entitlements: 1) General Plan Amendment to change the land use designation from Residential 5 (R5) with a density of 5 dwelling units per acre to Residential 10 (R10) with a density of 10 dwelling units per acre; 2) Change of Zone to change the zoning from Residential 5 (R5) District to Residential Single-Family (RS10) District; 3) Conditional Use Permit for a Single-Family Residential Planned Unit Development; and 4) Tentative Tract Map No. 37858 to subdivide three contiguous parcels totaling 4.81 acres, into 37 single-family residential lots, 2 water quality basins and recreational open space. The Proposed Project includes public improvements such as new curb and gutter, paving, and sidewalks on Bradshaw Circle. The Project Site is located north of Cactus Avenue and east of Moreno Beach Boulevard, at the northeast corner of Cactus Avenue and Bradshaw Circle, in the Residential 5 (R5) District.

The Project Site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration and all documents incorporated and/or referenced therein can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Friday, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>

Potential Environmental Impacts: The City of Moreno Valley has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 30-day public review period for the Initial Study/Mitigated Negative Declaration, which begins on October 17, 2025 and ends on November 17, 2025, at 5:30 p.m. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 30-day review period, 5:30 p.m. on November 17, 2025. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

Grace Espino-Salcedo, Associate Planner
14177 Frederick Street
Post Office Box 88005
Moreno Valley, California 92552 Phone: (951) 413-3206
Email: planningnotices@moval.org

From: [McNeill, Amy](#)
To: [Planning Notices DG](#)
Cc: [Cornelius, William](#); [McKinney, Elsa](#)
Subject: TTM 37858 (PEN24-0021), CUP for PUD (PEN24-0022), GPA (PEN24-0023), CZ (PEN24-0024)
Date: Friday, November 14, 2025 8:48:40 AM
Attachments: [image001.png](#)
[265890.pdf](#)
[258604_{CA1A8252-0393-CFA3-85C6-920C98900000}.pdf](#)
[4584_001.pdf](#)

Warning: External Email – Watch for Email Red Flags!

Good morning, Grace,
Attached is a copy of Riverside County Flood Control's comments pertaining to the above-mentioned project and the mentioned previous letter.
Should you have any questions please feel free to contact us.
Amy



Amy McNeill, PE | Engineering Project Manager
Development Review
Riverside County Flood Control & Water Conservation District
1995 Market Street | Riverside, CA 92501
Direct: 951-955-1214 | **Email:** ammcneil@rivco.org

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[County of Riverside California](#)



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

258604

September 19, 2024

City of Moreno Valley
Community Development Department Planning Division
Post Office Box 88005
Moreno Valley, CA 92552-0805

Attention: Grace Espino-Salcedo

Re: TTM 37858 (PEN24-0021), CUP for Planned
Unit Development (PEN24-0022),
GPA (PEN24-0023), CZ (PEN24-0024),
APNs 478-090-018, 478-090-024, 478-090-025

The Riverside County Flood Control and Water Conservation District (District) does not normally recommend conditions for land divisions or other land use cases in incorporated cities. The District also does not plan check City land use cases or provide State Division of Real Estate letters or other flood hazard reports for such cases. District comments/recommendations for such cases are normally limited to items of specific interest to the District including District Master Drainage Plan facilities, other regional flood control and drainage facilities which could be considered a logical component or extension of a master plan system, and District Area Drainage Plan fees (development mitigation fees). In addition, information of a general nature is provided.

The District's review is based on the above-referenced project transmittal, received September 13, 2024. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- If this project proposes channels, storm drains larger than 36 inches in diameter, or other facilities that could be considered regional in nature and/or a logical extension a District's facility, the District would consider accepting ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits.

Re: TTM 37858 (PEN24-0021), CUP for Planned Unit Development (PEN24-0022), GPA (PEN24-0023), CZ (PEN24-0024), APNs 478-090-018, 478-090-024, 478-090-025

258604

There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

- This project is located within the limits of the District's Moreno Area Drainage Plan for which drainage fees have been adopted; applicable fees should be paid by cashier's check or money order only to the Flood Control District or City prior to issuance of grading permits. Fees to be paid should be at the rate in effect at the time of issuance of the actual permit.
- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments dated March 3, 2022 for case PEN 20-0172 are still valid.

GENERAL INFORMATION

The project proponent shall bear the responsibility for complying with all applicable mitigation measures defined in the California Environmental Quality Act (CEQA) document, and/or Mitigation Monitoring and Reporting Program and with all other federal, state, and local environmental rules and regulations that may apply, such as, but not limited to, the Multiple Species Habitat Conservation Plan (MSHCP), Sections 404 and 401 of the Clean Water Act, California Fish and Game Code Section 1602 and the Porter Cologne Water Quality Control Act. The District's action associated with the subject project triggers evaluation by the District with respect to the applicant's compliance with federal, state, and local environmental laws. For this project, the Lead Agency is the agency in the address above, and the District is a Responsible Agency under CEQA. The District, as a Co-permittee under the MSHCP, needs to demonstrate that all District related activities, including the actions identified above, are consistent with the MSHCP. This is typically achieved through determinations from the CEQA Lead Agency (if they are also a Co-permittee) for the project. For the MSHCP, the District's focus will be particular to Sections 6.1.2, 6.1.3, 6.1.4, 6.3.2, 7.3.7, 7.5.3, and Appendix C of the MSHCP. Please include consistency determination statements from the Lead Agency/Co-permittee for the project for each of these sections in the CEQA document. The District may also require that an applicant provide supporting technical documentation for environmental clearance.

This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

If this project involves a Federal Emergency Management Agency (FEMA) mapped floodplain, then the City should require the applicant to provide all studies, calculations, plans, and other information required to meet FEMA requirements, and should further require that the applicant obtain a Conditional Letter of Map Revision (CLOMR) prior to grading, recordation or other final approval of the project and a Letter of Map Revision (LOMR) prior to occupancy.

Very truly yours,

AMY MCNEILL
Engineering Project Manager

City of Moreno Valley

- 2 -

September 19, 2024

Re: TTM 37858 (PEN24-0021), CUP for Planned
Unit Development (PEN24-0022),
GPA (PEN24-0023), CZ (PEN24-0024),
APNs 478-090-018, 478-090-024, 478-090-025

258604

EM:blj



RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

November 13, 2025

City of Moreno Valley
Community Development Department Planning Division
Post Office Box 88005
Moreno Valley, CA 92552-0805

Attention: Grace Espino-Salcedo

Re: TTM 37858 (PEN 24-0021), CUP
(PEN 24-0022), GPA (PEN 24-0023),
CZ (PEN 24-0024), APNs 478-090-018,
478-090-024 and 478-090-025

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The District's review is based on the above-referenced project transmittal, received October 20, 2025. The District **has not** reviewed the proposed project in detail, and the following comments do not in any way constitute or imply District approval or endorsement of the proposed project with respect to flood hazard, public health and safety, or any other such issue:

- This project would not be impacted by District Master Drainage Plan facilities, nor are other facilities of regional interest proposed.
- This project involves District proposed Master Drainage Plan facilities, namely, _____. The District will accept ownership of such facilities on written request by the City. The Project Applicant shall enter into a cooperative agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. Facilities must be constructed to District standards, and District plan check and inspection will be required for District acceptance. Plan check, inspection, and administrative fees will be required. All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
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Re: TTM 37858 (PEN 24-0021), CUP
(PEN 24-0022), GPA (PEN 24-0023),
CZ (PEN 24-0024), APNs 478-090-018,
478-090-024 and 478-090-025

265890

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- An encroachment permit shall be obtained for any construction related activities occurring within District right of way or facilities, namely, _____. If a proposed storm drain connection exceeds the hydraulic performance of the existing drainage facilities, mitigation will be required. For further information, contact the District's Encroachment Permit Section at 951.955.1266.
- The District's previous comments dated September 19, 2024 are still valid.

GENERAL INFORMATION

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This project may require a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board. Clearance for grading, recordation, or other final approval should not be given until the City has determined that the project has been granted a permit or is shown to be exempt.

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Very truly yours,



AMY MCNEILL
Engineering Project Manager

EM:yt

From: [SCG SE Region Redlands Utility Request](#)
To: [Planning Notices DG](#)
Cc: [SCG SE Region Redlands Utility Request](#)
Subject: 10/23/25- (PEN24-0023), (PEN24-0024), (PEN24-0022), (PEN24-0021), APN:478-090-018, 478-090-024 and 478-090-025
Date: Thursday, October 23, 2025 7:32:45 AM
Attachments: [20251022142033.pdf](#)

Some people who received this message don't often get email from scgseregionredlandsutilityrequest@semprautilities.com. [Learn why this is important](#)

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Hello,

Regarding: (PEN24-0023), (PEN24-0024), (PEN24-0022), (PEN24-0021), APN:478-090-018, 478-090-024 and 478-090-025

SoCalGas Distribution does not appear to have a conflict with this project, but does have facilities in the area. Please include a note to have the developer contact 811 / USA at [DigAlert | Utility Locating California | Underground Wire & Cable Locator](#) prior to any excavation / demolition activities so we can Locate & Mark out our facilities.

If the Developer needs new gas service, please have them contact our Builder Services group to begin the application process as soon as practicable, at <https://www.socalgas.com/for-your-business/builder-services>.

To avoid delays in processing requests and notifications, please have all Franchise correspondence sent to our Utility Request inbox, at SCGSERegionRedlandsUtilityRequest@semprautilities.com

I cover the **Southeast Region – Redlands**

SCGSERegionRedlandsUtilityRequest@semprautilities.com would be your contact for requests in the southeastern ends of LA County, Riverside County, San Bernardino & Imperial Counties.

Southeast Region - Anaheim office which is all of Orange County and the southern ends of Los Angeles County; therefore, any Map and/or Will Serve Letter requests you have in these areas please send them to AtlasRequests/WillServeAnaheim@semprautilities.com

Northwest Region – Compton HQ For West and Central LA County, your Map Request and Will Serve Letters, will go to SCG-ComptonUtilityRequest@semprautilities.com

Northwest Region - Chatsworth

For any requests from the northern most parts of LA County all the way up to Visalia, San Luis

Obispo, Fresno and Tulare you would
contact NorthwestDistributionUtilityRequest@semprautilities.com

Transmission

For Transmission requests, please contact SoCalGas Transmission,
at SoCalGasTransmissionUtilityRequest@semprautilities.com

READ MORE

MINOR STREET IMPROVEMENT PROJECTS: (CHIP SEAL, SLURRY SEAL, GRIND & OVERLAY)

Please notify Southern California Gas Company 4 months prior to start of pavement projects for the gas company to complete leak survey & repair leaks if found.

MAJOR STREET IMPROVEMENT PROJECTS: (PROJECTS REQUIRING EXCAVATIONS GREATER THAN 9 INCHES, WIDENING OF EXISTING STREETS, INSTALLING NEW CURBS & GUTTERS, BUS PADS, TRAFFIC SIGNALS, REALIGNMENT, GRADE SEPARATION, ETC.) & PIPELINE PROJECTS: (STORM DRAIN, WATERLINE, WATER, SEWER, ELECTRICAL, TELECOMMUNICATIONS, ETC.)

Please provide Southern California Gas Company with your signed designed plans with *gas company facilities posted* on your designs plans, 4-6 months prior to start of construction for possible relocation of SCG medium pressure facilities and 9-12 months for possible relocation of SCG high pressure facilities.

This time is needed to analyze plans and to design required alterations to any conflicting SCG gas facilities. Please keep us informed of any and all pre-construction meetings, construction schedules, etc., so that our work can be scheduled accordingly.

Potholing may be required to determine if a conflict exists between the proposed development and our facilities. If, for any reason, there are SCG facilities in conflict, and a request to be relocated is needed, it is important to send the request in writing. Please include all required information below:

- A Signed “Notice to Owner” request on Official Letterhead from the City,

**County,
and/or company.**

- **Name, Title and Project Number.**
- **Address, Location, Start Date, Parameters & Scope of Entire Job/Project.**
- **Copy of Thomas Guide Page and/or Google Map Screenshot Highlighting Project Area.**
- **Requestor Company's Contact Name, Title, Phone Number, Email, and other pertinent information.**

Thank you,

Josh Rubal

Lead Planning Associate

Distribution Planning & Project Management

Redlands HQ - Southeast Region

(213) 231-7978 Office

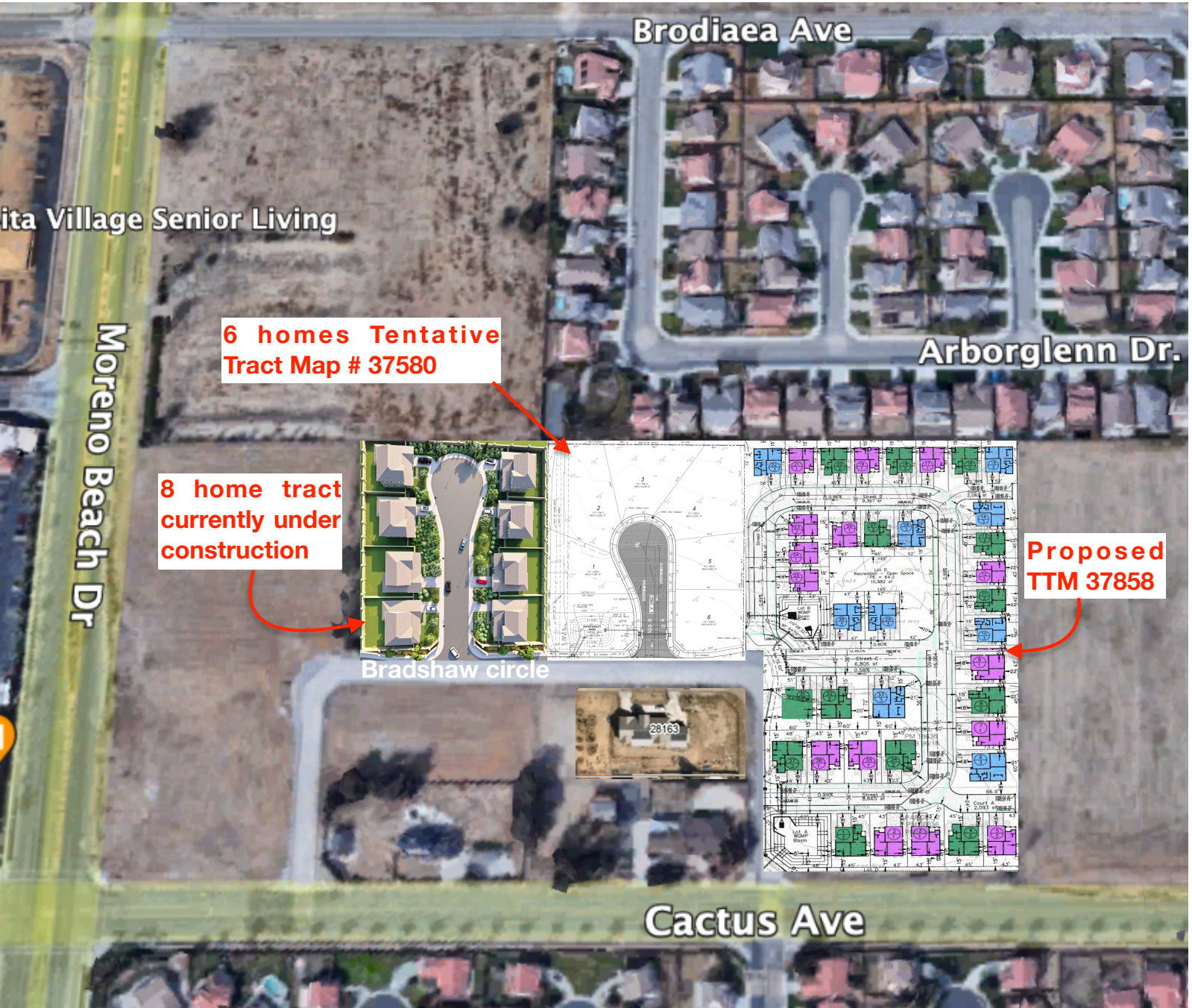
SCGSERegionRedlandsUtilityRequest@semprautilities.com

From: [william.redden](#)
To: [Planning Notices DG](#); [Community Development - Planning](#)
Subject: agenda item I. 1
Date: Thursday, January 8, 2026 2:38:01 PM
Attachments: [REASONS ISSUES WHY WE ARE OPPOSED TO DEVELOPMENT TTM 37858.pdf](#)
[PETITION 2025.pdf](#)
[opposition petition to 37 lots at bradshaw & cactus 12.29.22 insert pen.pdf](#)
[development with other developments super imposed on aerial of the area.pdf](#)

Some people who received this message don't often get email from wderedden@gmail.com. [Learn why this is important](#)

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PLEASE SEND/DELIVER 4 attachments TO PLANNING COMMISSIONERS FOR HEARING TONIGHT regarding 1/8/2026 AGENDA ITEM I.1 GENERAL PLAN AMENDMENT (PEN24-0023),etc



Brodiaea Ave

ita Village Senior Living

Arborglenn Dr.

6 homes Tentative
Tract Map # 37580

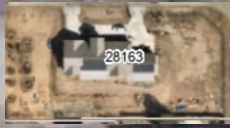
8 home tract
currently under
construction

Proposed
TTM 37858

Moreno Beach Dr

Bradshaw circle

Cactus Ave



(Pen20-174 & Pen20-175)

TO: MORENO VALLEY CITY COUNCIL

FROM: CITIZENS OF MORENO VALLEY

PETITION CIRCULATOR: William Redden, 28163 Bradshaw Cl, Moreno Valley 92555

RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE OF ZONE FOR TENTATIVE TRACT MAP 37858

We, the following Citizens of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus. We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12-3-22	William D Redden	William Redden	28163 Bradshaw Circle 92555
2	12/3/22	VERONICA DUTLAND	Veronica Dutland	28070 CACTUS AV, MV 92555
3	12/3/22	DAVID SANCHEZ	[Signature]	28070 CACTUS, MV 92555
4	12/3/22	Matthew Dutland	[Signature]	28070 CACTUS AVE 92555
5	12/3/22	SARAH DUTLAND	Sarah Dutland	28070 CACTUS AVE 92555
6	12-4-22	hori Painter	hori Painter	28130 Cactus Ave. 92555
7	12-4-22	Charlie Painter	Charlie Painter	28130 Cactus Ave 92555
8	12-4-22	Joseph Nieto	J Nieto	29193 ALICANTE AVE 92555
9	12-4-22	Tonia Nieto	T Nieto	29193 Alicante Ave 92555
10	12/4/22	Joe Nieto	[Signature]	29193 Alicante Ave. 92555
11	12/10/22	FIOEL MEDINA	F Medina	28159 ARBOR GLEN DR. 92555
12	12/10/22	SOCORRO MEDINA	S Medina	28159 ARBOR GLEN DR 92555
13	12/10/22	MICHAEL BOATMAN	[Signature]	14423 BUTTEBRASH WAY MV 92555
14	12-10-22	Alea Boatman	[Signature]	14423 Buttebrash Way 92555
15	12/4/22	Sonja Redden	Sonja Redden	13590 Kelton Ct.
16	12/11/22	Tom Koeneke	Tom Koeneke	28209 Arbonglen Dr
17	12/11/22	Kenny Santillanes	[Signature]	28199 Arbonglen Dr.
18	12/11/22	Rodney Smith	[Signature]	14354 Annada Dr
19	12/11/22	Blair Payne	[Signature]	14320 Annada Dr MV 92555
20	12/11/22	Dorian Buz	[Signature]	14304 Annada Dr. MV 92555

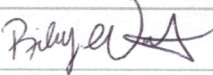





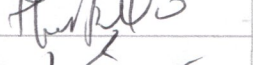

TO: MORENO VALLEY CITY COUNCIL

FROM: CITIZENS OF MORENO VALLEY

PETITION CIRCULATOR: Kari Painter 28130 Cactus Ave. Moreno Valley 92555

RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE OF ZONE FOR TENTATIVE TRACT MAP 37858

We, the following Citizens of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus. We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12/10	Riley Wolf		2520 claudcrest Way
2	12/10	Renee Lubif		26999 Kalmia Ave, M.V. 92555
3	12/10	ERICK WOLF		26777 KALMIA AVE 92555
4	12/10	Laura Nader		15850 Alisa Viejo 92555
5	12/19	Jash HALL		14505 Madinah Way 92555
6	12/19	Jessica Ansel		14523 Madinah Way 92555
7	12/19	Heriberto Ansel		14523 Madinah Way 92555
8	12/19	Kevin Mosca Jeronimo		14535 Medina Way 92555
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TO: MORENO VALLEY CITY COUNCIL

FROM: CITIZENS OF MORENO VALLEY

PETITION CIRCULATOR: William Redden, 28163 Bradshaw Cl, Moreno Valley 92555

**RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE
OF ZONE FOR TENTATIVE TRACT MAP 37858**

We, the following Citizens of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus. We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12/11	Gisele O	Gizella O	14288 Annadale Dr
2	12/11	ANDRE L.	[Signature]	28271 Brodiaea ave
3	12/11	John Sisley	[Signature]	28291 Brodiaea
4	12/11/22	ROSALINE CALPEPPER	R Calpepper	14273 Annadale Dr.
5	12/11/22	CHRIS MADAW	[Signature]	14289 Annadale Dr MV
6	12/11/22	ISRAEL MORALES	[Signature]	14321 BANNADALE DR.
7	12/11/22	Melvin Larios	[Signature]	14367 Annadale Dr.
8	12/11/22	Jonathan Williams	[Signature]	28490 Grandview Dr, 92557
9	12/11/22	Ron Williams	Ron Williams	28490 GRANDVIEW DR, 92557
10	12/11/22	DANIEL VARNES	[Signature]	15450 LEGENDARY DR 92555
11	12/11/22	MENDEL VARNES	[Signature]	15450 LEGENDARY DR 92555
12	12/11/22	Courtney Reyes	[Signature]	12315 Graham St, 92557
13	12/11/22	Oscar Reyes	[Signature]	12315 Graham St 92557
14	12/11/22	Hyden Medina	[Signature]	11618 Kerba Cir 92557.
15	12-11-22	Richard Blanco	[Signature]	11426 San Fernando
16	12-11	Lynne Childes	[Signature]	11548 Ridgecrest Lane MV. Ca - 92557
17	12-11-22	Lynne Childes	[Signature]	11548 Ridgecrest Lane MV. Ca - 92557
18	12-11-22	Kathy Blanco	[Signature]	11426 San Fernando 92557
19	12-11-22	Melissa Bither	[Signature]	24891 Fay Ave., M.V. 92551
20	12-11-22	DWIGHT BITHER	[Signature]	24891 FAY AVE. MOVAL 92551

TO: MORENO VALLEY CITY COUNCIL
FROM: CITIZENS OF MORENO VALLEY

PETITION CIRCULATOR: William Redden, 28163 Bradshaw Ct, Moreno Valley 92555 951 442 1103

**RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE
 OF ZONE FOR TENTATIVE TRACT MAP 37858**

442 1103

We, the following Citizens of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus. We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12-16	LYDIA	[Signature]	14670 VESCO WAY MORENO VALLEY CA 92555
2	12-18	JASON REDDEN	[Signature]	24351 Old Country Rd, MoVal, CA. 92557
3	12-19	Michael Elias	[Signature]	14503 pauma Ct No Valley CA 92555
4	12-19	Kris Daniels	[Signature]	14515 Pauma Ct, Moreno Valley, CA 92555
5	12-19	Shauna Daniels	[Signature]	14515 Pauma Ct., Moreno Valley, CA 92555
6	12-19	Donna E Romano	[Signature]	14537 Pauma Ct Moreno Valley, ca 92555
7	12-24	Gustavo Madrigal	[Signature]	29207 BELLETERRE MORENO VALLEY CA 92555
8	12-24	Sandra Madrigal	[Signature]	29207 Belleterra Ave. Moreno Valley, 92555
9	12/24	Eunice		
10	12/24	Eunice Smith	[Signature]	14529 Crestview Cir
11	12/24	David Smith	[Signature]	" " " "
12	12/24	San Thomas	[Signature]	14515 Crestview Cir 92555, CA
13	12/24	A. MACASPA	[Signature]	14504 Crestview Cir 92555
14	12/24	Dale Gips	[Signature]	
15	12/25	LINDA Wiggins	[Signature]	moreno city 12851 NINEBARK ST 92553
16	12/25	Dennis Wiggins	[Signature]	moreno city 12851 NINEBARK ST 92553
17	12/25	JUDY DELVA	[Signature]	27931 CASTLEBARK, UNIT B MORENO VALLEY 92555
18	12/25	Cynthia Winters	[Signature]	14500 Moreno Valley CA starfall place 92555
19	12-25	michelle williams	[Signature]	14548 starfall pl moreno valley CA 92555
20	12:25	Ilham Ahmed	[Signature]	14539 starfall pl 92555

TO: MORENO VALLEY CITY COUNCIL
FROM: CITIZENS OF MORENO VALLEY
 PETITION CIRCULATOR: William Redden, 28163 Bradshaw Ct, Moreno Valley 92555
RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE
OF ZONE FOR TENTATIVE TRACT MAP 37858

We, the following Citizens of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus. We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12-17-22	Howard Taha	[Signature]	14457 Pear Blossom Lane Moreno Valley, CA 92555
2	12-17-22	Heather Harris	[Signature]	14437 Pear Blossom Ln Moreno Valley, CA 92555
3	12/17/22	Jeffrey Harris	[Signature]	14437 Pear Blossom Ln Moreno Valley, CA 92555
4	12/17/22	Jennifer Hoag	[Signature]	16245 Via uitano Moreno Valley CA 92551
5	12/17/22	marco.0	[Signature]	14427 Pear Blossom Ln Moreno Valley CA 92555
6	12/17/22	Said Gonzalez	[Signature]	14407 Pear Blossom Ln. Moreno Valley CA 92555
7	12/17/22	Phina Boado	[Signature]	14408 Pear Blossom Ln. Moreno Valley CA 92555
8	12/17/22	Stevie J. Mote	[Signature]	28492 Pear Blossom Ln Moreno Valley CA 92555
9	12/17/22	Berry Mote	[Signature]	28492 Pear Blossom Ln Moreno Valley CA 92555
10	12/17/22	Jennifer Layman	[Signature]	28492 Pear Blossom Ln Moreno Valley, CA 92555
11	12/17/22	XAVIER URIBE	[Signature]	28481 PEAR BLOSSOM LN MORENO VALLEY, CA 92555
12	12/17/22	Danielle uribe	[Signature]	28481 Pear Blossom Ln Moreno Valley, CA 92555
13	12/17/22	Lesuey Thre et	[Signature]	28471 Pear Blossom Ln Moreno Valley CA 92555
14	12/17/22	Eric Williams	[Signature]	28461 Pear Blossom Ln Moreno Valley CA 92555
15	12/17/22	Gregory A. Williams	[Signature]	28461 Pear Blossom Ln CA 92555
16	12/17/22	Daniel Angale	[Signature]	28451 Pear Blossom Ln 92555
17	12/17/22	Gelisa Williams	[Signature]	28451 Pear Blossom Ln 92555
18	12/17/22	Andrew Brune	[Signature]	28441 PEAR BLOSSOM LN 92555
19	12/17/22	DAVID TADDO	[Signature]	28441 PEAR BLOSSOM LN
20	12/17/22	Ben Redden	[Signature]	14200 Vaseo Way W CA 92555

TO: MORENO VALLEY CITY COUNCIL
FROM: CITIZENS OF MORENO VALLEY

951 442 1103

PETITION CIRCULATOR: William Redden, 28163 Bradshaw Cl, Moreno Valley 92555

**RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE
 OF ZONE FOR TENTATIVE TRACT MAP 37858**

We, the following Citizens of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus. We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	25 Dec	Keith Bate		14557 Skiffell Pl. Mo Val 92555
2	25 Dec	LISA SYMES		28834 Big Pine way 92555
3	25 Dec	Michelle Syms		21285 Lilium Court 92557
4	28 Dec	Carlos Flores		28151 Bellaterra 92555
5	23 Dec	Nathaniel Young		28131 Belleterre Ave 92555
6	12/28	Jan Contreras		28841 Belleterre Ave Moreno Valley 92555
7	12/28	Selwyn Taitt		28091 Belleterre Av. MV 92555
8	12/28	Aura Engerbson		14589 Muirfield St. Moreno Valley 92555
9	12/28	Anthony Engerbson		14589 Muirfield St
10	12/28	Erin Engerbson		14589 Muirfield St MV 92555
11	12/28	Brooke Engerbson		14589 Muirfield St MV 92555
12	12/28	Robert Cobble		14577 Muirfield St 92555
13	12/28	Eddie DelaRosa		14578 Muirfield St 92555
14	12/28	Melanie Raus		14558 Muirfield St 92555
15	12/28	Monique Hill		14601 Muirfield St
16	12/28	Debbie Alvarado		14613 Muirfield St. MV 92555
17	12/28/12	Carol Hill		14613 Muirfield St. Moreno Valley
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(PEN24-0023 & PEN24-0024)

TO: MORENO VALLEY PLANNING COMMISSION AND CITY COUNCIL

FROM: RESIDENTS OF MORENO VALLEY

PETITION CIRCULATOR: William Riddon 28163 Bradshaw Circle

RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE OF ZONE FOR TENTATIVE TRACT MAP 37858

We, the following Residents of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus.

We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12/8	CASEY MEDINA	[Signature]	22797 COUNTRY LAKE
2	12/08	PARAMO GIOVANNA	[Signature]	26438 PATALUNA AVE
3	12/08	Carmy Arias	[Signature]	13087 TIoga PASS CT
4	12/08	Deborah Lewis	[Signature]	23579 Breezy Meadow Ct.
5	12/08	MARTIN GAUSS	[Signature]	11821 Joy Lane Moreno Valley, 92557
6	12/8	Yulanie Gauss	[Signature]	11821 Joy Lane Moreno Valley, 92557
7	12/8	TOM LOGAN	[Signature]	25108 La Mayo Moreno Valley 92557
8	12/8	Jacilyn Logan	[Signature]	25108 La Mayo Moreno Valley 92557
9	12/8	Dan Templin	[Signature]	11135 Twilight Way Moreno Valley CA 92555
10	12/8	Christy Templin	[Signature]	11135 Twilight Way Moreno Valley CA 92555
11	12/8	Bonnie Borden	[Signature]	22630 Climbing Rose DR
12	12/8	Laura Borden James	[Signature]	22630 Climbing Rose
13	12/8	Melissa Bither	[Signature]	24891 Fay Ave., M.V. 92551
14	12/8	DWIGHT BITHER	[Signature]	24891 FAY AVE MO-VAL 92551
15	12/8	William Riddon	[Signature]	28163 Bradshaw Circle 92555
16	12/8	ERICK WATSON	[Signature]	26444 Kalma Ave 92555
17	12/8	Marcus Phillips	[Signature]	15740 Day St 92553
18	12/8	Monica Tarcia	[Signature]	15740 Day St 92553
19	12/8	Janet Severns	[Signature]	11135 Twilight Way M.V. 92555
20	12/8	James B. Danner	[Signature]	28130 Cactus M.V. 92555

TO: MORENO VALLEY PLANNING COMMISSION AND CITY COUNCIL
FROM: RESIDENTS OF MORENO VALLEY
 PETITION CIRCULATOR: *William Redden*
RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE
OF ZONE FOR TENTATIVE TRACT MAP 37858

We, the following Residents of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus.

We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12/8	Peter Birler	<i>[Signature]</i>	27665 Trail Ridge Rd
2	12/8	Rick Streeter	<i>[Signature]</i>	23846 PARKLAND AVE Moreno Valley
3	12/8	Merry Streeter	<i>[Signature]</i>	23846 Parkland Ave. Moreno Valley CA
4	12/8	Laura Nader	<i>[Signature]</i>	15850 Alisa Viejo Ct Moreno Valley
5	12/25/25	Joseph Nieto	<i>[Signature]</i>	27173 Alicante ave Moreno Valley
6	12/25/25	Lizbeth Veloz	<i>[Signature]</i>	11890 Aston Ct. Moreno Valley 92557
7	12/25/25	Tonia Nieto	<i>[Signature]</i>	29193 Alicante Ave Moreno Valley CA 92555
8	12/25/25	Ben Redden	<i>[Signature]</i>	14700 Vairo Way Moreno Valley CA 92555
9	12/25/25	Noah Nieto	<i>[Signature]</i>	29193 Alicante Ave Moreno Valley CA 92555
10	12/25/25	Joe Nieto	<i>[Signature]</i>	29193 Alicante Ave
11	12/25/25	JASON REDDEN	<i>[Signature]</i>	21351 OLD COUNTRY RD Moreno Valley, CA 92557
12	12/28/25	Josh HALL	<i>[Signature]</i>	14505 Medinah Way Moreno Valley CA 92555
13	12/28/25	KARINA HALL	<i>[Signature]</i>	14505 MEDINAH WAY CA 92555
14	12/28/25	Ivan Huerta	<i>[Signature]</i>	14523 medinah way 92555
15	12/28/25	Jessica Angel	<i>[Signature]</i>	14523 Medinah way 92555
16	12/28/25	Yvette Smith	<i>[Signature]</i>	14530 Medinah Way Moreno Valley Ca 92555
17	12/28/25	Kevin Cornett	<i>[Signature]</i>	14516 medinah way
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TO: MORENO VALLEY PLANNING COMMISSION AND CITY COUNCIL
FROM: RESIDENTS OF MORENO VALLEY
 PETITION CIRCULATOR: *Veronica Outland*
RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE OF ZONE FOR TENTATIVE TRACT MAP 37858

We, the following Residents of Moreno Valley, are opposed to above reference project on A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle & Cactus.

We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12/8/24	Veronica Outland	<i>Veronica Outland</i>	28070 CACTUS MNV, CA 92555
2	12/8/24	David Sanchez	<i>[Signature]</i>	28070 CACTUS AVE
3	12/8/24	Gary A Davenport	<i>Gary A. Davenport</i>	23804 Nanwood Dr.
4	12/8/24	Robin L Davenport	<i>Robin L Davenport</i>	23804 Nanwood Dr
5	12/8/24	Bonnie J. Rios	<i>Bonnie J. Rios</i>	23098 Tioga Pass Ct 9725 Shadow Mountain Dr.
6	12-8-24	Carrie Johnson	<i>Carrie Johnson</i>	9725 Shadow Mountain Dr.
7	12-8-24	Glynn Johnson	<i>[Signature]</i>	9725 Shadow Mountain Dr.
8	12/8/24	Gabriel Warren	<i>[Signature]</i>	Moreno Valley
9	12/12	Matt Outland	<i>[Signature]</i>	28070 Cactus Moreno Valley
10	12/12	Sarah Outland	<i>[Signature]</i>	28070 Cactus MNV 92555
11	12/13	MARY ZIMMERMAN	<i>Mary Zimmerman</i>	23820 Ironwood Ave #45 Moreno Valley, Ca 92557
12	12/13	LINDA GONZALES	<i>Linda Gonzales</i>	25020 Fran Lane #6 92557
13	12/13	Frank Gonzales	<i>Frank Gonzales</i>	25020 Fran Lane. 92557
14	12/13	Caroly Montoya	<i>Caroly Montoya</i>	23820 Ironwood Ave 92557
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TO: MORENO VALLEY PLANNING COMMISSION AND CITY COUNCIL

FROM: RESIDENTS OF MORENO VALLEY

PETITION CIRCULATOR:

**RE: PETITION OPPOSED TO GENERAL PLAN AMENDMENT AND CHANGE
OF ZONE FOR TENTATIVE TRACT MAP 37858**

We, the following Residents of Moreno Valley, are opposed to above reference project on
A 4.81 acre site subdivided into 37 single-family lots located at Bradshaw Circle &
Cactus.

We respectively request the denial of this project.

#	DATE	PRINT NAME	SIGNATURE	HOME ADDRESS
1	12/11/24	Valerie Martinez	Valerie Martinez	15913 Cobra Dr. MV 92551
2	12/11/24	Savannah Martinez	Savannah Martinez	15913 Cobra Dr. Moreno Valley 92551
3	12/11/24	Harmory Martinez	Harmory Martinez	15913 Cobra Dr. MV 92551
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REASONS/ISSUES WHY WE ARE OPPOSED TO THIS DEVELOPMENT (TTM 37858) AS IT IS CURRENTLY PROPOSED.

1. **DENIAL OF GENERAL PLAN AMENDMENT FOR TTM 37858.** Over 3 years ago the planning commission and city council denied the zone change, (General Plan amendment) for this development.
2. **PAST PETITION OPPOSING THE DEVELOPMENT (PEN20-174 AND PEN20-175) (INCLUDE WITH THIS PACKET OF INFORMATION).** In December 2022 and January 2023 over hundred Moreno Valley residents signed the petition opposing zone change from R-5 to R-10.
3. **CURRENT PETITION OPPOSING DEVELOPMENT (PEN24-0023 AND PEN24-0024). (INCLUDED)** The current petition has over 70 signatures.
4. **VERY STRONG OPPOSITION TO ZONE CHANGE.** Moreno Valley Residents' opposition to zone change is very strong. Over 90% of folks we approached were against zone change and willing to sign the petition.
5. **HOME OCCUPANCY IN 2021 FOR 28163 BRADSHAW CIRCLE ON 0.8 ACRE.** We receive a certificate of occupancy for our home in November 2021.
6. **R-5 ZONING FOR THE VACANT LAND CONTIGUOUS TO BRADSHAW for at least 15 years.** When we bought the land in 2013, we researched the zoning for surrounding vacant. All parcels were zone R-5. As of this date all the parcels are still zoned R-5.
7. **CHECK ZONING BEFORE BUYING HOMES OR BUILDING ON RESIDENTIAL PROPERTY.** I have heard planning commissioners express opinion that when people buy their home, they should verify zoning of land. Thus buyers should not be surprised when commercial development or high density housing is approved adjacent to their home. The reverse should apply to developers. Developers should not be surprised by opposition to their development when requesting a zone change and subsequent denial of their development.
8. **CONSTRUCTION ACTIVITIES.** All construction activities will enter and exit onto Bradshaw circle.
9. **TWO STREETS DEVELOPMENT CONNECTS ONTO BRADSHAW.** The entire development empties onto Bradshaw via two streets. None of the streets connect to Cactus ave.
10. **R 5 DESIGNATION DOES NOT EQUATE TO 5 DWELLINGS/ACRE AT TIME OF BUILD OUT.** Some officials think that since it is zone R-5 (5 dwellings/acre) on 4.81 acres, this translates to 24 homes. However, as many of you on the planning commission know, due to constraints of the land, minimum lot width and depth, street improvements, and retention basins, the actual build out is more like 4 per acre or even less. For this property at 4 per acre that translates to 19 homes.
Examples: right on Bradshaw for the vacant lots, tentative tract map of 37580 with gross acreage of 1.972 ac, they could only build 6 homes due property constraints or 3/acre. Another vacant parcel to the West of me has net land of 0.789 aces and can only build out 3 homes or 3.8/acre.

11. **PRIVATE STREET CONVERSION TO PUBLIC STREET.** Back in 2022/2023 the entire street was private. As of now about 1/2 street is private. Furthermore in 2025 some city officials received inquiries about building out their vacant land: the 0.78 ac parcel west of me and parcel across from me, tentative tract map 37580 of 6 homes. So we are anticipating that within 5 years much if not all Bradshaw circle will be a public street.
12. **NO TRANSITION ZONE ALONG THE NORTHERN BORDER OF DEVELOPMENT.** The city of Moreno Valley general plan strongly urges creation of a transition zone between developments when higher density housing development is adjacent to a lower density development.
13. **HIGHER DENSITY DEVELOPMENT BUT NOT FOR LOW INCOME FOLKS.** This 37 development does not meet California states requirement for higher density housing. The state is interested in building low income housing. These homes will sell between \$400,000 to \$600,000. 1/2 million dollar homes are not low income housing units.

From: [McNeill, Amy](#)
To: [Planning Notices_DG](#)
Cc: [McKinney, Elsa](#); [Cornelius, William](#)
Subject: TTM 37858 (PEN24-0021), CUP for PUD (PEN24-0022) Jan 8 - Planning Commission Hearing. RCFC good.
Date: Monday, January 12, 2026 8:17:30 AM
Attachments: [image001.png](#)
[4809_001.pdf](#)
[COAs.pdf](#)
[265890.pdf](#)

Warning: External Email – Watch for Email Red Flags!

Hello Grace,

I am late on this response but wanted to let you know condition 118 in the attached COAs addressed our previous comment letter regarding payment of the ADP fees. Therefore RCFC&WCD has no further comments. Hope Planning Commission went well.

Thank you!

Amy



Amy McNeill, PE | Engineering Project Manager

Development Review

Riverside County Flood Control & Water Conservation District
1995 Market Street | Riverside, CA 92501

Direct: 951-955-1214 | Email: ammcneil@rivco.org

Confidentiality Disclaimer

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[County of Riverside California](#)

From: [Liao, William](#)
To: [Grace Espino-Salcedo](#)
Cc: [SCG SE Region Redlands Utility Request](#); [Wildev, Paul L.](#)
Subject: FW: PEN24-0023, PEN24-0024, PEN24-0022, and PEN24-0021
Date: Tuesday, January 6, 2026 1:56:49 PM
Attachments: [20260106131448.pdf](#)

Warning: External Email – Watch for Email Red Flags!

Hi Grace.

This is Will Liao from SoCalGas. I've just reviewed the post card regarding PEN24-0023, PEN24-0024, PEN24-0022, and PEN24-0021. SoCalGas has existing facilities within the Cactus Ave right-of-way. The parcels themselves appear to be clear. For everyone's safety, however, please require developer to contact 811 prior to any excavation and/or demolition activities so we can get out to Locate & Mark out our facilities.

If the developer requires alteration to our existing facilities, or needs new gas service, please have them contact our Builder Services group as soon as practicable to begin the application process, at [Builder Services | SoCalGas](#).

Please let me know if you have any questions.

Will Liao
Region Planning Supervisor
Redlands HQ / Southeast Region
Mobile: 840-213-5899

From: Liao, William <WLiao@socalgas.com>
Sent: Tuesday, January 6, 2026 1:15 PM
To: Liao, William <WLiao@socalgas.com>
Subject:

From: [George Hague](#)
To: [Planning Notices_DG](#)
Cc: [City Clerk](#); [Angelica Frausto-Lupo](#)
Subject: I.1 This Thursday GPA, Zone change, CUP and PUD
Date: Wednesday, January 7, 2026 4:42:17 PM

Warning: External Email – Watch for Email Red Flags!

Good afternoon Planning Commissioner,
2026 @ 3:07pm

Sent Wednesday January 7,

Besides needing a Conditional Use Permit (CUP) they also want a Planned Unit Development (PUD)

I hope you read about CuP's I sent late last night and the power you have to make the project better.

Below is our city's information on Planned Unit Developments (PUD) — **Please Read — especially "H"**.

§ 9.03.060 Planned unit developments.

A. Purposes. The purposes of this section are to encourage:

1. Greater innovation in housing development and diversity of housing choices than would otherwise be possible according to the strict application of the site development regulations contained in this title;
2. Conservation or provision of more natural resources, more open space, more cultural resources, more on-site recreational facilities or more attractive freeway boundary conditions than would otherwise be possible according to the strict application of the site development regulations contained in this title;
3. Installation of stormwater pollution control systems pursuant to an applicable municipal stormwater permit issued by the Regional Water Quality Control Board;
4. Well-designed mixed-use developments, where such developments are allowed by the zoning regulations; and
5. Development under the density bonus program for affordable housing pursuant to Section 9.03.050.

B. Applicability. This section is applicable to residential developments as well as mixed-use developments where a mix of residential and nonresidential uses is allowed by the zoning regulations. This section shall only apply where warranted to advance one or more of the purposes listed in subsection A. This section shall not apply where the proposed deviations from the established site development standards would be inconsistent with the general plan or any applicable specific plan.

C. Review Process. Each planned unit development shall be subject to a conditional use

permit. The appropriate land division application shall be filed concurrently if the land is to be divided.

- D. Official Zoning Atlas. Each planned unit development shall be identified on the official zoning atlas as soon as practical after recordation of any associated final map, or as soon as practical after building final if there is no associated final map.
- E. Minimum Project Area. The minimum area for a planned unit development shall be one acre.
- F. Permitted Uses and Density. Only those uses permitted within the applicable zoning district shall be allowed within any planned unit development. The average density of any planned unit development shall not exceed the number of dwelling units per acre allowed under the applicable zoning district regulations.
- G. Deviations from Site Development Standards. Planned unit developments may deviate from the site development standards set forth in the applicable zoning district regarding lot area, lot dimensions, lot coverage, setbacks and building height. Any such deviation(s) shall be to the minimum degree necessary to achieve one or more of the purposes listed in subsection A.
- H. Conditions of Approval. The project conditions of approval shall establish the design of the planned unit development, including, but not limited to, the following:
 - 1. The minimum lot area and lot dimensions. Flag lots are discouraged;
 - 2. The maximum floor area covered by buildings;
 - 3. The minimum front, side and rear setbacks. The setbacks around the exterior of the planned unit development shall be compatible with any adjacent residential developments;
 - 4. The height, size, location and design of all proposed buildings, common areas, walls and other improvements; and
 - 5. The method of maintaining all common areas and improvements.

(Ord. 604 § 2.5, 2002)

Hopefully you will require the developer to answer some of these conditions of approval — either at the meeting or perhaps if they call you before the meeting. Maybe ask if the roads will be private and the heights of the homes. Will the distance between garage doors and sidewalk all an SUV to be parked — will you then be able to open the garage door?

Sincerely,

George Hague

From: [George Hague](#)
To: [Planning Notices DG](#)
Cc: [City Clerk](#); [Angelica Frausto-Lupo](#)
Subject: Item I.1 General Plan Amendment (GPA) & Conditional use Permit (CUP)
Date: Tuesday, January 6, 2026 10:32:17 PM

Warning: External Email – Watch for Email Red Flags!

Good morning Planning Commissioner,

Sent late Tuesday January 6, 2026

Why do we have a General Plan when we keep being asked for General Plan Amendment's (GPA) and/or Zone changes.

The City has approved **18,000 units** in the last couple of years which puts us way ahead of our Regional Housing Needs Assessment (RHNA) numbers.

The location of this site will mean the empty lots on both sides will very likely will also ask for a GPA and Zone Change to fit into the neighborhood you created.

R-5 (5 units/acre) is a good size for a family and much better the proposed 37 homes on less than 5 acres.

Every time you approve these up zones, I never see any increase width of our roads. When traffic becomes an even bigger nightmare in our city, you can thank yourselves.

Where will all the cars park — especially if they convert the garage into storage or a living space.

Is there enough length in the driveway to park an SUV and still open the garage door?

Is there room between each driveways to park all the cars on the street?

We do not need to keep increasing density which put a strain on all our services and impacts our infrastructure. — Again we have approved **18,000 units** in the last couple of years.

CONDITIONAL USE PERMITS (CUP) GIVE THE PLANNING COMMISSION A LOT OF POWER TO MAKE THE PROJECT MUCH BETTER AND EVEN REQUIRE IT TO COME BACK FOR A REVIEW BY YOU — NOT STAFF.— TO MAKE SURE CERTAIN THINGS WERE DONE. **PLEASE READ THE BELOW FROM THE CITY:**

CONDITIONAL USE PERMITS (CUP) MORENO VALLEY

Conditional use permits.

- A. Purpose and Intent. A conditional use permit is intended to allow the establishment of those environment cannot be determined in advance of the use being proposed for a particular location, improvements, and potential impact on the surrounding area based on fixed and established standards.
- B. Authority. Authority for approval of conditional use permits shall be vested with the planning commission. The commission may approve conditional use permits for uses identified with the "C" symbol in Table 9.02.030(B) of this chapter and public health, safety or welfare or material detriment; and (2) the building or use is located more than 300 feet from a residential zone; and (3) the use is referred to the planning commission at the discretion of the community development director.
- C. Required Findings. **A conditional use permit may be approved in whole or in part, if all of the following conditions are met:**
1. The proposed project is consistent with the goals, objectives, policies and programs of the community development plan;
 2. The proposed project complies with all applicable zoning and other regulations;
 3. The proposed project will not be detrimental to the public health, safety or welfare or material detriment;
 4. The location, design and operation of the proposed project will be compatible with existing uses and conditions in the area.
- D. Conditions of Approval. In approving a conditional use permit, the approving authority shall impose such conditions as may be deemed necessary in the manner in which the site is used and any other conditions as may be deemed necessary in accordance with the purpose and intent of this title.

From: [Casas, Yesenia](#)
To: [Planning Notices_DG](#)
Cc: [Vega, Jaqueline](#)
Subject: Project: PEN24-0023, PEN24-0024, PEN24-0022, & PEN24-0021
Date: Monday, December 22, 2025 12:32:54 PM
Attachments: [Outlook-14mspsih.png](#)
[SLAS14AD4M25122213250.pdf](#)

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Good afternoon Grace,

Thank you for transmitting the above referenced project to ALUC for review. Please note that the proposed project is located outside the airport influence area and therefore review by the ALUC is not required.

If you have any questions, please feel free to contact ALUC Planner, Jackie Vega.

Best regards,

Yesenia Casas

Executive Assistant I



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[County of Riverside California](#)