



**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

Receipt: 23-326795

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Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$2,814.00
	# Pages	1
	Document #	E-202301199
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$2,764.00
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$2,814.00</b>
Tender (Check)		\$2,814.00
Check #	1181	

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State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
 23-326795

STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023090395

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL RACHELR@MOVAL.ORG	DATE 11/16/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202301199	

PROJECT TITLE  
 SUNSET CROSSING - CUP - PEN22-0137 / TTM NO. 38442 - PEN22-0131

PROJECT APPLICANT NAME HIGHTPOINTE MV 1, LLC	PROJECT APPLICANT EMAIL PLANNINGNOTICES@MOVAL.ORG	PHONE NUMBER (951) 413-3206
PROJECT APPLICANT ADDRESS 14177 FREDERICK STREET,	CITY MORENO VALLEY	STATE CA
		ZIP CODE 92553

PROJECT APPLICANT (Check appropriate box)

Local Public Agency     School District     Other Special District     State Agency     Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,839.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,764.00 \$ 2,764.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,305.25 \$ \_\_\_\_\_
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ \_\_\_\_\_ \$ 50.00
- Other \$ \_\_\_\_\_

PAYMENT METHOD:

Cash     Credit     Check     Other    **TOTAL RECEIVED \$ 2,814.00**

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <u>Jessica Arevalo</u>
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# NOTICE OF DETERMINATION

To:

From:

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA. 95814

City of Moreno Valley  
Community Development Department  
14177 Frederick Street  
Moreno Valley, CA. 92552-0805

County Clerk  
P.O. Box 751  
Riverside, CA 92502-0751

**Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**Applicant Name:** Highpointe MV 1, LLC  
**Address:** 16501 Scientific Way  
Irvine CA. 92618  
**Telephone Number:** (949) 303-6510

**Project Title: Sunset Crossing (South) Conditional Use Permit PEN22-0137 and Tentative Tract Map 38442 PEN22-0131**

<u>2023090395</u>	<u>Julia Descoteaux</u>	<u>(951) 413-3206</u>
State Clearinghouse No. (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/ Telephone

**Project Location:** North side of Alessandro Boulevard east of Nason Street south of Bay Avenue (APNs 488-210-006 and 488-210-020)

**Project Description:**

Conditional Use Permit (PEN22-01370 for a Planned Unit Development and a Tentative Tract Map 38442 (PEN22-0131) to subdivide approximately 19.1 acres into 108 single-family residential lots in the Downtown Center Land Use District.

This is to advise that the Planning Commission of the City of Moreno Valley approved the above-described project on November 9, 2023. The City of Moreno Valley has approved the project and made the following determinations regarding the above-described project:

1. The project [  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [  were  were not] made a condition of the approval of the project.
4. A Statement of Overriding Considerations [  was  was not] adopted for this project.
5. Findings [  were  were not] made pursuant to the provisions of CEQA.

This is to certify that the [  Negative Declaration  Final EIR with comments and responses and record of project approval is available to the General Public at:

City of Moreno Valley Community Development Department, 14177 Frederick Street, Moreno Valley, California

  
Signature (Public Agency)

November 16, 2023.  
Date

Principal Planner  
Title

F I L E D

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

**E-202301199**

11/16/2023 01:53 PM Fee: \$ 2814.00  
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