



Lead Agency: CITY OF MORENO VALLEY  
ATTN:  
Address: 14177 FREDERICK ST  
MORENO VALLEY CA 92552

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202400051  
01/17/2024 02:39 PM Fee: \$ 2966.75  
Page 1 of 2

Removed: By: Deputy  


Project Title

THE VILLAGE AT MORENO VALLEY TENTATIVE PARCEL MAP NO. 37896 (PEN20-0045),  
MASTER PLOT PLAN (PEN21-0074), PLOT PLAN (PEN20-0047), CONDITIONAL USE  
PERMITS (PEN20-0049, PEN20-0050, PEN20-0051, AND PEN20-0053)

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: NOTICE OF DETERMINATION

Notes

# **NOTICE OF DETERMINATION**

**To:**

**From:**

X 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

X 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:** Ash Etemadian of Village at Moreno Valley, LLC  
**Address:** 3380 La Sierra Avenue, Suite 104-790  
Riverside, CA 92503  
**Telephone Number:** (951) 701-2973

**Project Title:** The Village at Moreno Valley Tentative Parcel Map No. 37896 (PEN20-0045), Master Plot Plan (PEN21-0074), Plot Plan (PEN20-0047), Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053)

2023110516  
State Clearinghouse No.  
(If submitted to Clearinghouse)

Danielle Harper-Scott  
Lead Agency  
Contact Person

(951) 413-3224  
Area Code/  
Telephone

**Project Location:** Northwest corner of Nason Street and Fir Avenue (APNs: 487-250-005, -006, -007, -010, and -013)

**Project Description:**

The applicant is requesting approval of the following entitlements: 1) a Tentative Parcel Map (PEN20-0045), 2) a Master Plot Plan (PEN21-0074), 3) a Plot Plan (PEN20-0047), and 4) four Conditional Use Permits (PEN20-0049, PEN20-0050, PEN20-0051, and PEN20-0053) for the development of a commercial center eight (8) buildings, to be utilized with a combination of retail, restaurant, fueling station, car wash, and three drive thru restaurant uses on approximately 9.3 acres in the Community Commercial District (CC)

This is to advise that the Planning Commission of the City of Moreno Valley approved the above-described project on January 11, 2024. The City of Moreno Valley has approved the project and made the following determinations regarding the above-described project:

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

This is to certify that the [ X 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)

January 17, 2024  
**Date**

Senior Planner  
**Title**



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-14837
STATE CLEARINGHOUSE NUMBER (if applicable) 2023110516

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL PLANNINGNOTICES@MOVAL.ORG	DATE 01/17/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400051	

PROJECT TITLE  
 THE VILLAGE AT MORENO VALLEY TENTATIVE PARCEL MAP NO. 37896 (PEN20-0045), MASTER PLOT PLAN (PEN21-0074), PLOT PLAN (PEN20-0047), CONDITIONAL USE PERMITS (PEN20-0049,

PROJECT APPLICANT NAME ASH ETEMADIAN OF VILLAGE AT MORENO	PROJECT APPLICANT EMAIL PLANNINGNOTICES@MOVAL.ORG	PHONE NUMBER (951) 701-2973
PROJECT APPLICANT ADDRESS 14177 FREDERICK STREET,	CITY MORENO VALLEY	STATE CA
		ZIP CODE 92552

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- |   |            |                    |
|---|------------|--------------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,051.25 | \$ _____           |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,916.75 | \$ <u>2,916.75</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,377.25 | \$ _____           |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |                 |
|---|----------|-----------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ _____        |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ <u>50.00</u> |
| <input type="checkbox"/> Other  |          | \$ _____        |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED   
 \$ 2,966.75

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <u>Kevin Ndambuki</u>
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**Peter Aldana**  
**Riverside County**  
**Assessor-County Clerk-Recorder**  
2724 Gateway Drive  
Riverside, CA 92507  
(951) 486-7000  
www.rivcoacr.org

**Receipt: 24-14837**

\*\*\* REPRINT \*\*\* REPRINT \*\*\* REPRINT \*\*\*

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$2,966.75
	# Pages	2
	Document #	E-202400051
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$2,916.75
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$2,966.75</b>
Tender (Check)		\$2,966.75
Check #	1351	

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