



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:
 24-54892
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL PLANNINGEMAIL@MOVAL.ORG	DATE 02/28/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400230	

PROJECT TITLE
 PLOT PLAN PEN23-0017 & TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES PEN23-0016

PROJECT APPLICANT NAME CYRUS OPPORTUNITY ZONE FUND II LP, RICK	PROJECT APPLICANT EMAIL PLANNINGEMAIL@MOVAL.ORG	PHONE NUMBER (951) 413-3206
PROJECT APPLICANT ADDRESS 14177 FREDERICK STREET,	CITY MORENO VALLEY	STATE CA
		ZIP CODE 925520805

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 type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,916.75 | \$ _____ |
| <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 | | \$ _____ \$50.00 |
| <input type="checkbox"/> Other | | \$ _____ |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Deputy 
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Lead Agency: CITY OF MORENO VALLEY
ATTN:
Address: 14177 FREDERICK ST
MORENO VALLEY CA 92552-0805

FILED / POSTED

County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder

E-202400230
02/28/2024 04:44 PM Fee: \$ 50.00
Page 1 of 2

Removed: By: Deputy


Project Title

PLOT PLAN PEN23-0017 & TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES
PEN23-0016

Filing Type

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

Notes

NOTICE OF EXEMPTION

To:

X Office of Planning and Research
P.O Box 3044
Sacramento, CA. 95812-3044

From:

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 Notice of Exemption in compliance with Sections 21108, 21152, and 21152.1 of the Public Resources Code.

Applicant Name: Cyrus Opportunity Zone Fund II LP, Rick Fujimoto
Address: PO Box 17028, Irvine CA 92623
Telephone Number: 951-756-0089

Project Title: Plot Plan PEN23-0017 & Tentative Tract Map for Condominium Purposes PEN23-0016

State Clearinghouse No. (If submitted to Clearinghouse)	Julia Descoteaux Lead Agency Contact Person	951-413-3206 Area Code/ Telephone
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Project Location: North side of Myers Avenue, between Heacock Street and Indian Street
(APN 481-240-038)


Project Description: Tentative Tract Map No. 38676 for Condominium Purposes and a Plot Plan for a 16-unit multi-family residential development, located on a 0.91-acre site, in The Village Specific Plan 204, Village Residential District (SP204-VR).

Exempt Status: (check one)

- Ministerial (Sec 21080 (b) (3); 15268);
- Declared Emergency (Sec 21080 (b) (3); 15269(a));
- Emergency Project (Sec 21080 (b) (4); 15269(b)(c));
- Categorical Exemption: Class 32, Section 15332, In-Fill Developments

Reasons why project is exempt: The Plot Plan is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32) and has been found to meet all of the conditions of the Class 32 Exemption as the Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses.

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

	February 27, 2024	Principal Planner
Signature (Public Agency)	Date	Title

Signed by Lead Agency



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

Receipt: 24-54892

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Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202400230
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (Check)		\$50.00
Check #	1156	

*** REPRINT *** REPRINT *** REPRINT ***