



Lead Agency: CITY OF MORENO VALLEY  
ATTN: COMM. DEV. DEPT./PLNG  
Address: 14177 FREDERICK STREET  
MORENO VALLEY, CA 92552-  
0805

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202401038  
08/24/2024 10:33 AM Fee: \$ 2968.75  
Page 1 of 2

Removed: \_\_\_\_\_ By: \_\_\_\_\_ Deputy  


(SPACE FOR CLERK'S USE)

Project Title

SUNSET CROSSING TENTATIVE TRACT MAP 38443 (GENERAL PLAN AMENDMENT  
PEN 22-0133, CHANGE OF ZONE PEN 22-0134, CONDITIONAL USE PERMIT  
PEN 22-0136, AND TENTATIVE TRACT MAP 38443 PEN 22-0130)

Filing Type

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

Notes

# 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) 303-8510

**Project Title: Sunset Crossing Tentative Tract Map 38443  
(General Plan Amendment PEN22-0133, Change of Zone PEN22-0134, Conditional Use Permit PEN22-0138 and Tentative Tract Map 38443 PEN22-0130)**

<u>2024060027</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:** South side of Cottonwood Avenue, east of Nason Street, north of Bay Avenue.  
(APNs 488-190-005, 488-190-027, and 488-190-028)

**Project Description:**

The proposed project would create 135 single-family detached residential lots on an approximately 28.2-gross-acre site (TTM38443) with a density of approximately 5.8 du/ac. A General Plan Amendment and a Change of Zone are required to change the land use designation from Residential 3 (R3) to Residential 10 (R10), which allows a maximum density of 10 dwelling units per acre and apply the applicable zoning district. A Conditional Use Permit is required to approve a Planned-Unit Development to establish unique standards for future residential units and site development. (A Planned Unit Development and Tentative Tract Map 38443 to subdivide approximately 28.2 acres into 135 single-family residential lots for the development of a residential community, including park facilities and public improvements, with associated land use designation and zoning district amendments).

This is to advise that the City Council of the City of Moreno Valley approved the above-described project on September 17, 2024. 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)

September 23, 2024.  
Date

Principal Planner  
Title



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

Receipt: 24-274815

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

Receipt voided on 9/24/24 10:33 AM by aribac  
Replaced by receipt 24-274815-C1

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$2,966.75
	# Pages	1
	Document #	E-202401038
	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 #	1289	

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



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:  
 24-274815  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2024060027

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL PLANNINGEMAIL@MOVAL.ORG	DATE 09/24/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202401038	

PROJECT TITLE  
 SUNSET CROSSING (NORTH) GEN. PLAN AMEND PEN22-0133, CHANGE OF ZONE PEN22-0134,  
 CUP PEN22-0136 AND TTM 38443 PEN22-0130

PROJECT APPLICANT NAME HIGHPOINT MV 1, LLC	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 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	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$860.00	\$ _____
<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  X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy, Jessica Arevalo
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