



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: 24-354837
STATE CLEARINGHOUSE NUMBER (If applicable) 2023100145

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL PLANNINGEMAIL@MOVAL.ORG	DATE 12/05/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202401294
PROJECT TITLE AQUABELLA SPECIFIC PLAN AMENDMENT		

PROJECT APPLICANT NAME T/CAL REALTY II LLC	PROJECT APPLICANT EMAIL PLANNINGEMAIL@MOVAL.ORG	PHONE NUMBER (951) 413-3206
PROJECT APPLICANT ADDRESS 14177 FREDERICK STREET, COMMUNITY	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 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 | \$ _____         |
| <br>  |            |                  |
| <input type="checkbox"/> Exempt from fee  |            |                  |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |                  |
| <input type="checkbox"/> CDFW No Effect Determination (attach)  |            |                  |
| <input checked="" type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)        |            |                  |
| <hr/>   |            |                  |
| <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 <b>X</b> <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <b>Cassandra Sandoval</b>
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STATE FEE WAS PREVIOUSLY PAID, RECEIPT IS ATTACHED. C. SANDOVAL



Lead Agency: CITY OF MORENO VALLEY  
ATTN: Robert Flores  
Address: 14177 FREDERICK ST. P.O. BOX 88005  
MORENO VALLEY, CA. 92552

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202401294  
12/05/2024 12:52 PM Fee: \$ 50.00  
Page 1 of 2

Removed: By: Deputy



## Project Title

AQUABELLA SPECIFIC PLAN AMENDMENT

## Filing Type

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

## Notes

Notice of Determination

Appendix D

To:
Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From:
Public Agency: City of Moreno Valley
Address: 14177 Frederick Street
Moreno Valley, CA 92522
Contact: Robert Flores
Phone: 951-413-3214

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

Lead Agency (if different from above):
Same as Above
Address:
Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2023100145

Project Title: Aquabella Specific Plan Amendment

Project Applicant: T/Cal Realty II, LLC

Project Location (include county): City of Moreno Valley, County of Riverside

Project Description:

A Specific Plan Amendment (PEN23-0109), General Plan Amendment (PEN 23-0127), Change of Zone (PEN24-0041), Tentative Tract Map (PEN23-0118), and Development Agreement (PEN23-0119) to allow the development of 15,000 housing units, 49,900 square-feet of commercial/retail, a 300-room hotel, 80 acres of parks, 40 acres of schools, public services and facilities, infrastructure improvements, and other amenities on remaining 668.6 acres of approximately 770.5-acre site.

This is to advise that the City of Moreno Valley has approved (Lead Agency or Responsible Agency)

Ordinance 1017 and 1018 for the project on December 3, 2024, which finally approved the Specific Plan Amendment, Change of Zone, and Development Agreement,

and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

14177 Frederick Street, Moreno Valley, CA 92552

Signature (Public Agency): [Signature] Title: Planning Division Manager/Officer

Date: 12/4/2024 Date Received for filing at OPR: