		23-3267	
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		STATE CLEAR 2023090	RINGHOUSE NUMBER (If applicable)
LEAD AGENCY	LEADAGENCY EMAIL		DATE
CITY OF MORENO VALLEY	RACHELR@MOVAL.OR	G	11/16/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE			DOCUMENT NUMBER E-202301199
PROJECT TITLE			
SUNSET CROSSING - CUP - PEN22-0137 / TTM I	NO. 38442 - PEN22-01	31	
PROJECT APPLICANT NAME	PROJECT APPLICANT EM	AIL	PHONE NUMBER
HIGHTPOINTE MV 1, LLC	PLANNINGNOTICES@MC	OVAL.ORG	(951) 413-3206
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
14177 FREDERICK STREET,	MORENO VALLEY	CA	92553
PROJECT APPLICANT (Check appropriate box)			
X Local Public Agency School District	Other Special District	State A	Agency Private Entity
Mitigated/Negative Declaration (MND)(ND)		2,764.00 \$	\$2,764.00
 □ 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) □ County documentary handling fee □ Other 			\$50.00
PAYMENT METHOD: ☐ Cash ☐ Credit ☑ Check ☐ Other	TOTAL RE	CEIVED \$	\$2,814.00
\sim	CY OF FILING PRINTED NA Deputy Jessica	ME AND TITLE Arevalo)

NOTICE OF DETERMINATION

To:	Z O. BZIZIKIMI	From:			
1400	e of Planning and Research Tenth Street, Room 121 amento, CA. 95814	City of Moreno Valley Community Development Department 14177 Frederick Street Moreno Valley, CA. 92552-0805			
P.O.	ty Clerk Box 751	World Valley, CA. 92352-0805			
		compliance with Section 21108 or 21152 of the Public			
Applicant Na Address:	Highpointe MV 1, LLC 16501 Scientific Way Irvine CA. 92618	8			
Telephone N					
Project Title: Map 38442 P		nditional Use Permit PEN22-0137 and Tentative Tract			
20230903		Descoteaux (951) 413-3206			
State Clearingh (If submitted to Clear		Agency Area Code/ Person Telephone			
	tion: North side of Alessandro Bo and 488-210-020)	oulevard east of Nason Street south of Bay Avenue (APNs			
	se Permit (PEN22-01370 for a Pla) to subdivide approximately 19.1 a	anned Unit Development and a Tentative Tract Map 38442 acres into 108 single-family residential lots in the Downtown			
project on No	se that the Planning Commission ovember 9, 2023. The City of Morer s regarding the above-described p	of the City of Moreno Valley approved the above-described no Valley has approved the project and made the following project:			
1.	The project [will _X_ will not] ha	ave 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 [X were were not] made a condition of the approval of the project. 				
 A Statement of Overriding Considerations [was _X was not] adopted for this project. 					
Findings [X were were not] made pursuant to the provisions of CEQA.					
	y that the [<u>X</u> Negative Declaration_ ilable to the General Public at:	Final EIR with comments and responses and record of project			
City of Moreno	Valley Community Development Depart	artment, 14177 Frederick Street, Moreno Valley, California			
0	Du Mar de				
Signature (P	ublic Agency) November	er 16, 2023, Principal Planner Title			
		FILED			
		County of Riverside Peter Aldana Assessor-County Clerk-Recorder			
		E-202301199			
		11/15/2023 01:53 PM Fee: \$ 2814.00 Page 1 of 1			