



# 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) 303-6510

**Project Title: Sunset Crossing (South) Conditional Use Permit PEN22-0137 and Tentative Tract Map 38442 PEN22-0131**

<u>2023090395</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:** North side of Alessandro Boulevard east of Nason Street south of Bay Avenue (APNs 488-210-006 and 488-210-020)

**Project Description:**

Conditional Use Permit (PEN22-01370 for a Planned Unit Development and a Tentative Tract Map 38442 (PEN22-0131) to subdivide approximately 19.1 acres into 108 single-family residential lots in the Downtown Center Land Use District.

This is to advise that the Planning Commission of the City of Moreno Valley approved the above-described project on November 9, 2023. 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)

November 16, 2023.  
Date

Principal Planner  
Title

F I L E D

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

**E-202301199**

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