



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

**Receipt: 23-194794**

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

<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	1
	Document #	E-202300742
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
FISH	CLERK FISH AND GAME FILINGS	\$2,814.00
	# Pages	2
	Document #	E-202300743
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$2,764.00
F&G Clerk Handling Fee		\$50.00
<b>Total</b>		<b>\$2,864.00</b>
Tender (Check)		\$2,864.00
Check #	2928/12254	

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State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 23-194794
STATE CLEARINGHOUSE NUMBER (If applicable) 2023060389

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL RACHELR@MOVAL.ORG	DATE 07/14/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202300743

PROJECT TITLE  
 CACTUS AVENUE AND NASON STREET OFFICE AND RETAIL DEVELOPMENT PROJECT (PEN21-0288, PEN21-0289, PEN20-0110, PEN20-0111, PEN20-0112, PEN23-0081, PEN23-0082, AND PEN23-

PROJECT APPLICANT NAME WINCHESTER ASSOCIATES, INC.	PROJECT APPLICANT EMAIL RACHELR@MOVAL.ORG	PHONE NUMBER (951) 413-3206
PROJECT APPLICANT ADDRESS 23640 TOWNER STREET SUITE, PO BOX 280,	CITY MORENO VALLEY	STATE CA
		ZIP CODE 92553

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)	\$3,839.25	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ <u>2,764.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<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)		
<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		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash    
  Credit    
 Check    
 Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE  X 	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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Lead Agency: CITY OF MORENO VALLEY  
ATTN: COMMUNITY DEVELOPMENT DEPARTMENT  
Address: 14177 FREDERICK STREET  
MORENO VALLEY, CA. 92552-0805

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202300743  
07/14/2023 02:58 PM Fee: \$ 2814.00  
Page 1 of 2

Removed: By: Deputy



### Project Title

CACTUS AVENUE AND NASON STREET OFFICE AND RETAIL DEVELOPMENT PROJECT (PEN21-0288, PEN21-0289, PEN20-0110, PEN20-0111, PEN20-0112, PEN23-0081, PEN23-0082, AND PEN23-0083)

### Filing Type

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

### Notes

# NOTICE OF DETERMINATION

To:

From:

X 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

X 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:** Winchester Associates, Inc.  
**Address:** 23640 Towner Street Suite, PO Box 280  
Moreno Valley CA 92553  
**Telephone Number:** 951-924-5425

**Project Title:** Cactus Avenue and Nason Street Office and Retail Development Project (PEN21-0288, PEN21-0289, PEN20-0110, PEN20-0111, PEN20-0112, PEN23-0081, PEN23-0082, and PEN23-0083)

<u>2023060389</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:** Northeast corner of Cactus Avenue and Nason Street, City of Moreno Valley, Riverside County, California. (486-290-038)

### **Project Description:**

The Cactus Avenue and Nason Street Commercial Office and Retail Development Project would construct approximately 89,805 square feet of commercial retail/office space on approximately 8.4 acres located on the northeast corner of Nason Street and Cactus Avenue. The proposed project includes seven (7) buildings consisting of three (3) mixed-use medical/office buildings; two (2) drive-through food services buildings; one (1) retail/restaurant building; one (1) convenience store with fuel service; and associated parking lots with on-site and off-site improvements.

This is to advise that the Planning Commission of the City of Moreno Valley approved the above-described project on July 13, 2023. The City of Moreno Valley has approved the project and made the following determinations regarding the above-described project:

1. The project [    will X will not] have a significant effect on the environment.
2.    An Environmental Impact Report was prepared for this project pursuant to provisions of CEQA.  
X 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.
4. A Statement of Overriding Considerations [    was X was not] adopted for this project.
5. Findings [ X were    were not] made pursuant to the provisions of CEQA.

This is to certify that the [ X 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)

July 14, 2023.  
Date

Senior Planner  
Title