



Lead Agency: CITY OF MORENO VALLEY  
ATTN:  
Address: 14177 FREDERICK ST  
MORENO VALLEY, CA 92552

**FILED / POSTED**

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202301106  
10/17/2023 10:30 AM Fee: \$ 2814.00  
Page 1 of 2

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


(SPACE FOR CLERK'S USE)

Project Title

COTTONWOOD COLLECTION - A CONDITIONAL USE PERMIT (PEN22-0014) FOR A PLANNED UNIT DEVELOPMENT AND TENTATIVE TRACT MAP NO. 38264 (PEN22-0013) TO SUBDIVIDE APPROXIMATELY 18.36 NET ACRES INTO RESIDENTIAL LOTS, PRIVATE STREETS, AND A VARIANCE (PEN23-0013) FOR WALL HEIGHTS.

Filing Type

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

Notes

# NOTICE OF DETERMINATION

To:

X Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA. 95814

From:

City of Moreno Valley  
Community Development Dept.  
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:** Pacifica Investments  
**Address:** 333 City Boulevard West, Ste. 1700, Orange, CA 92868  
**Telephone Number:** (714) 609-7257

**Project Location - Specific:** Southeast corner of Cottonwood Avenue and Quincy Street (APN: 478-250-001)

**Project Location – City:** Moreno Valley

**Project Location – County:** Riverside

**Project Title:** Cottonwood Collection – A Conditional Use Permit (PEN22-0014) for a Planned Unit Development and Tentative Tract Map No. 38264 (PEN22-0013) to subdivide approximately 18.36 net acres into 55 residential lots, private streets, and a Variance (PEN23-0013) for wall heights.

<u>2023080695</u>	<u>Gabriel Diaz, Associate Planner</u>	<u>(951) 413-3206</u>
State Clearinghouse No. (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/ Telephone


## Project Description:

This is to advise that the Planning Commission of the City of Moreno Valley approved the above-described project on October 12, 2023. The Planning Commission has 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 Mitigated 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 mitigation reporting or monitoring plan [ X was \_\_\_ was not] adopted for this project.
5. A Statement of Overriding Considerations [ \_\_\_ was X was not] adopted for this project.
6. Findings [ X were \_\_\_ were not] made pursuant to the provisions of CEQA.

This is to certify that the X Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Moreno Valley Community Development Department, 14177 Frederick Street, Moreno Valley, California

	<u>October 17, 2023</u>	<u>Associate Planner</u>
<b>Signature</b> (Public Agency) Gabriel Diaz	<b>Date</b>	<b>Title</b>





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

**Receipt: 23-288569**

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<b>Product</b>	<b>Name</b>	<b>Extended</b>
FISH	CLERK FISH AND GAME FILINGS	\$2,814.00
	# Pages	2
	Document #	E-202301106
	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>\$2,814.00</b>
Tender (Check)		\$2,814.00
Check #	82-7026	

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