

**Notice of Determination**

**Appendix D**

**To:**

State of California  
Office of Land Use and Climate Innovation  
1400 Tenth Street  
Sacramento, CA 95814

County Clerk

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

**From:**

Public Agency: City of Moreno Valley  
Address: 14177 Frederick Street  
P.O. Box 88005  
Moreno Valley, CA 92552  
Contact: Emily Elliott  
Phone: (951) 413-3206

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):** 2022040417

**Project Title:** Town Center at Moreno Valley Specific Plan

**Project Applicant:** Lewis Management Corp (Lewis Acquisition Company, LLC)

**Project Location (include county):** The Project Site is comprised of approximately 69.6 acres of land located in the central portion of the City of Moreno Valley, California. The Project Site is located east of I-215, south of SR-60, and north of Alessandro Blvd., east of Nason Street, and south of Cottonwood Ave. City of Moreno Valley, County of Riverside

**Project Description:** The Project consists of Resolution Nos. 2025-42 and 2025-43 approving a General Plan Amendment (PEN25-0007) and Tentative Tract Map No. 38421 (PEN22-0077); and first reading of Ordinance No. 1025 approving a Change of Zone and corresponding Zoning Atlas (Map) Amendments (PEN21-0335) and the Town Center at Moreno Valley Specific Plan (PEN21-0334). These actions collectively allow for a mixed-use development consisting of residential (up to 800 units), commercial/civic, and open spaces uses, and associated on- and off-site improvements to support the proposed development.

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


described project on June 3, 2025 and has made the following determinations regarding the above  
(date)

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 the 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 mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] 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):  Title: Principal Planner

Date: 6/5/25 Date Received for filing at OPR: \_\_\_\_\_