

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): City of Moreno Valley, County of Riverside

Project Description: The Project consists of the second reading of Ordinance No. 1025 approving a Change of Zone and corresponding Zoning Atlas (Map) Amendments for the Town Center at Moreno Valley Specific Plan (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. Ordinance No. 1025 was originally approved by the City Council on 6/3/2025 along with a General Plan Amendment and Tentative Tract Map. An NOD was previously filed for that approval.

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

described project on June 17, 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: 6/23/25 Date Received for filing at OPR: _____