



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

Receipt: 24-354837

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202401294
	Filing Type	5
	State Fee Prev Charged	true
	No Charge Clerk Fee	false
F&G Clerk Handling Fee		\$50.00
Sub-Total		\$50.00
Service Fee		\$1.14
Total		\$51.14
Tender (Credit Card Online)		\$51.14
Customer Email	PLANNINGEMAIL@MOVAL.ORG	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3437S248	
Customer Name	CITY OF MORENO VALLEY	
Customer Phone Number	9514133206	
Customer Address	14177 Frederick Street Community Development - Planning Division Moreno Valley, CA 92552	

Signature _____



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 24-354837
STATE CLEARINGHOUSE NUMBER (If applicable) 2023100145

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL PLANNINGEMAIL@MOVAL.ORG	DATE 12/05/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202401294	
PROJECT TITLE AQUABELLA SPECIFIC PLAN AMENDMENT		

PROJECT APPLICANT NAME T/CAL REALTY II LLC	PROJECT APPLICANT EMAIL PLANNINGEMAIL@MOVAL.ORG	PHONE NUMBER (951) 413-3206
PROJECT APPLICANT ADDRESS 14177 FREDERICK STREET, COMMUNITY	CITY MORENO VALLEY	STATE CA
		ZIP CODE 92552

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____

- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$50.00
 Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other
 TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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STATE FEE WAS PREVIOUSLY PAID, RECEIPT IS ATTACHED. C. SANDOVAL



Peter Aldana
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Receipt: 24-342716

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$4,101.25
	# Pages	2
	Document #	E-202401246
	Filing Type	1
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Environmental Impact Report		\$4,051.25
F&G Clerk Handling Fee		\$50.00
Sub-Total		\$4,101.25
Service Fee		\$93.51
Total		\$4,194.76
Tender (Credit Card Online)		\$4,194.76
Customer Email	PLANNINGEMAIL@MOVAL.ORG	
Service Fee	\$0.00	
Credit Card Invoice #	BPI3430S249	
Customer Name	CITY OF MORENO VALLEY	
Customer Phone Number	(951) 413-3206	
Customer Address	14177 Frederick Street Community Development - Planning Divisio Moreno Valley, California 92552	

Signature _____

11/21/24 4:19 PM
Gateway Clerk



Lead Agency: CITY OF MORENO VALLEY
ATTN: Robert Flores
Address: 14177 FREDERICK ST. P.O. BOX 88005
MORENO VALLEY, CA. 92552

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202401294
12/05/2024 12:52 PM Fee: \$ 50.00
Page 1 of 2

Removed: _____ By: _____ Deputy


Project Title

AQUABELLA SPECIFIC PLAN AMENDMENT

Filing Type

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

Notes

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 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 Moreno Valley, CA 92522

Contact: Robert Flores
Phone: 951-413-3214

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): 2023100145

Project Title: Aquabella Specific Plan Amendment

Project Applicant: T/Cal Realty II, LLC

Project Location (include county): City of Moreno Valley, County of Riverside

Project Description:

A Specific Plan Amendment (PEN23-0109), General Plan Amendment (PEN 23-0127), Change of Zone (PEN24-0041), Tentative Tract Map (PEN23-0118), and Development Agreement (PEN23-0119) to allow the development of 15,000 housing units, 49,900 square-feet of commercial/retail, a 300-room hotel, 80 acres of parks, 40 acres of schools, public services and facilities, infrastructure improvements, and other amenities on remaining 668.6 acres of approximately 770.5-acre site.

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

Ordinance 1017 and 1018 for the project on December 3, 2024, which finally approved the Specific Plan Amendment, Change of Zone, and Development Agreement,

and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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): [Signature] Title: Planning Division Manager/Officer

Date: 12/4/2024 Date Received for filing at OPR: