



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
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Riverside, CA 92507
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www.rivcoacr.org

Receipt: 25-351190

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Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$3,018.75
	# Pages	2
	Document #	E-202501005
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$2,968.75
F&G Clerk Handling Fee		\$50.00
Total		\$3,018.75
Tender (Check)		\$3,018.75
Paid By	WPG IEGC PROPERTY LLC	
Check #	1	
Paid By	WPG IEGC PROPERTY LLC	

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State of California - Department of Fish and Wildlife
**2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:

25-351190

STATE CLEARINGHOUSE NUMBER (If applicable)

2025100479

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL PLANNINGEMAIL@MOVAL.ORG	DATE 11/14/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202501005	

PROJECT TITLE

TENTATIVE TRACT MAP NO. 38955 FOR CONDOMINIUM PURPOSES (PEN24-0058) PLOT PLAN
(PEN24-0059) VARIANCES (PEN24-0144, PEN24-0095)

PROJECT APPLICANT NAME BRYAN BERGERON, FOREMOST PACIFIC GROUP	PROJECT APPLICANT EMAIL PLANNINGEMAIL@MOVAL.ORG	PHONE NUMBER (951) 413-3206
PROJECT APPLICANT ADDRESS 14177 FREDERICK STREET,	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:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	
☒ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	\$2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☐ 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 \$ \$3,018.75

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

Stephanie Robbins



Lead Agency: City of Moreno Valley
ATTN:
Address: 14177 Frederick Street
Moreno Valley, CA 92553

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202501005
11/14/2025 12:38 PM Fee: \$ 3018.75
Page 1 of 2

Removed: By: Deputy



(SPACE FOR CLERK'S USE)

Project Title

TENTATIVE TRACT MAP NO. 38955 FOR CONDOMINIUM PURPOSES (PEN24-0058)
PLOT PLAN (PEN24-0059) VARIANCES (PEN24-0144, PEN24-0095)

Filing Type

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

Notes

NOTICE OF DETERMINATION

To:

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

X County Clerk
P.O. Box 751
Riverside, CA 92502-0751

From:

City of Moreno Valley
Community Development Department
14177 Frederick Street
Moreno Valley, CA. 92552-0805

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Applicant Name: Bryan Bergeron, Foremost Pacific Group
Address: 2727 Las Ramblas
Mission Viejo, California 92691
Telephone Number: (949) 441-2358

Project Title: Tentative Tract Map No. 38955 for Condominium Purposes (PEN24-0058)
Plot Plan (PEN24-0059)
Variances (PEN24-0144, PEN24-0095)

2025100479	Grace Espino-Salcedo	(951) 413-3206
State Clearinghouse No.	Lead Agency	Area Code/Telephone
(If submitted to Clearinghouse)	Contact Person	

Project Location: North side of Box Springs Road, east of Morton Road, west of Lewisia Avenue
(APNs: 256-200-002, 256-200-003, and 256-200-004)

Project Description:

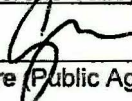
Tentative Tract Map No. 38955 to subdivide 9.33 gross acres into airspaces for condominium purposes, a Plot Plan for the development of 139 attached multifamily residential units, and Variances to allow a 50-foot rear yard setback to be measured between the project's northerly property line and the adjacent residential subdivision in the Residential 15 (R15) District and to increase the maximum allowable height of the perimeter retaining/non-retaining walls to a combined height not to exceed 12 feet in height along the north and west property lines.

This is to advise that the City of Moreno Valley Planning Commission approved the above-described project on November 13, 2025. 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

	November 14, 2025	Associate Planner
Signature (Public Agency)	Date	Title