



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

Receipt: 26-111187

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$3,093.75
	# Pages	1
	Document #	E-202600301
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$3,043.75
F&G Clerk Handling Fee		\$50.00
<hr/>		
Total		\$3,093.75
Tender (Tyler Payments Charge)		\$3,093.75
Tyler Payments Item Id	SST3730S942	
Tyler Payments Confirmation Number	30786892	
Tyler Payments Id	ef5f69ef-b93d-4f2f-921e-d4946df8192b	



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 26-111187
STATE CLEARINGHOUSE NUMBER (If applicable) 2026010592

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY PLANNING DEPARTMENT	LEAD AGENCY EMAIL JLAPARICIO@RIVCO.ORG	DATE 04/15/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600301

PROJECT TITLE
GPA220007, CZ2200028, PPT220032

PROJECT APPLICANT NAME ASCENDANT DEVELOPMENT GROUP	PROJECT APPLICANT EMAIL KEITH@ASCENDANTDG.COM	PHONE NUMBER (951) 955-6035
PROJECT APPLICANT ADDRESS PO BOX 2021,	CITY SAN JACINTO	STATE CA
		ZIP CODE 92541

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ <u>3,043.75</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____

Exempt from fee

Notice of Exemption (attach)
 CDFW No Effect Determination (attach)

Fee previously paid (attach previously issued cash receipt copy)

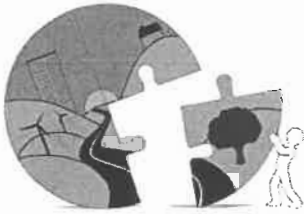
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 3,093.75

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
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RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

NOTICE OF DETERMINATION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044

 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination ("NOD") in compliance with Section 21108 or 21152 of the California Public Resources Code.

GPA220007, CZ2200028, PPT220032

Joseluis Aparicio (Contract Planner); 951-955-6035

Project Title / Case Number

County Contact and Phone Number

SCH No. 2026010592

State Clearinghouse Number (if submitted to the State Clearinghouse)

Ascendant Development Group, LLC

APN's 438-220-002

Project Applicant

Address

The Project site is located Northerly of Acacia Street, Easterly of Columbia Street, Southerly of Florida Avenue and Westerly of Cornell Street. The project site has an address of 25914 Columbia Street.

Project Location

General Plan Amendment No. 220007 (GPA220007) proposes a change in land use designation within the Community Development Foundation from Medium Density Residential (MDR) to Very High Density Residential (VHDR). Change of Zone No. 2100028 (CZ2100028) proposes a change in zoning classification from a split zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3). Plot Plan No. 220032 (PPT220032) proposes thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high on a 2.4 acres (gross) site. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three bedroom units. 90 parking spaces are evenly distributed throughout the site. Amenities include three (3) areas with covered picnic tables and barbeques.

Project Description

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on April 14th 2026, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment with the incorporation of the mitigation as required under the MND.
2. A Mitigated Negative Declaration (MND) was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted; however, mitigations have been included as conditions of approval to the Project.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration with comments, responses, and record of project approval, is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Contract Planner

Title

4/6/2026

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: PPT220032 CFG / CDFW

FOR COUNTY CLERK'S USE ONLY

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600301
04/15/2026 09:36 AM Fee: \$ 3093.75
Page 1 of 1

Removed: _____ By: _____ Deputy

