



Lead Agency: CITY OF MORENO VALLEY
ATTN: COMMUNITY DEVELOPMENT DEPARTMENT
Address: 14177 FREDERICK STREET
MORENO VALLEY, CA 92552-0805

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300475
05/03/2023 02:58 PM Fee: \$ 50.00
Page 1 of 3

Removed: By: Deputy


Project Title

COTTONWOOD & EDMONT (PEN21-0325, PEN21-0326, AND PEN21-0327)

Filing Type

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

Notes

Large fee has previously been paid. Please see attached receipt.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
23-120392

STATE CLEARINGHOUSE NUMBER (If applicable)
2023020234

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL JULIAD@MOVAL.ORG	DATE 05/03/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300475	

PROJECT TITLE

COTTONWOOD & EDGEMONT (PEN21-0325, PEN21-0326, AND PEN21-0327)

PROJECT APPLICANT NAME CDRE HOLDINGS 21 LLC	PROJECT APPLICANT EMAIL JULIAD@MOVAL.ORG	PHONE NUMBER (951) 415-3206
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:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	

☒ 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		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ \$50.00

SIGNATURE X <i>Deonila Ventura</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <i>Deonila Ventura</i>
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LARGE FEE HAS PREVIOUSLY BEEN PAID. PLEASE SEE ATTACHED RECEIPT.



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

Receipt: 23-120392

*** REPRINT *** REPRINT *** REPRINT ***

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	3
	Document #	E-202300475
	Filing Type	6
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G No Effect Determination Fee		\$50.00
Total		\$50.00
Tender (Check)		\$50.00
Check #	109	
Paid By	CDRE HOLDINGS 21, LLC	

*** REPRINT *** REPRINT *** REPRINT ***

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: CDRE Holdings 21 LLC
Address: 999 N. Pacific Coast Highway, Suite 580
El Segundo, CA 90245
Telephone Number: (213) 929-5049

Project Title: Cottonwood & Edgemont (PEN21-0325, PEN21-0326, and PEN21-0327)

<u>2023020234</u>	<u>Julia Descoteaux</u>	<u>(951) 413-3206</u>
State Clearinghouse No.	Lead Agency	Area Code/
(If submitted to Clearinghouse)	Contact Person	Telephone

Project Location: East side of Old 215 Frontage Road south of Cottonwood Avenue (APN's 263-190-012, 014 through 019 and 036), in the City of Moreno Valley, Riverside County, California.

Project Description: The Cottonwood & Edgemont Project comprises a proposal for a Master Plot Plan (PEN21-0325), Plot Plan (PEN21-0326), and Tentative Parcel Map No. 38325 (PEN21-0327) to allow for the development of two (2) light industrial buildings with a total combined building floor area of 99,630 square feet (s.f.), 49, 815 each, on an approximately 7.94-gross-acre property (6.88 net acres). The Project would include cargo loading areas at each building (within an enclosed truck court with loading docks on the eastern sides of the proposed buildings), parking areas, landscaping, signage, and lighting.

On May 2, 2023, the Moreno Valley City Council upheld the March 9, 2023, Planning Commission's approval of Plot Plans PEN21-0325 and PEN21-0326, Tentative Parcel Map 38325 PEN21-0327, and adopted the Project's Mitigated Negative Declaration. 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


Signature (Public Agency)

May 3, 2023,
Date

Senior Planner
Title



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
23-66091

STATE CLEARINGHOUSE NUMBER (if applicable)
2023020234

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL JULIAD@MOVAL.ORG	DATE 03/10/2023
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202300285	

PROJECT TITLE

COTTONWOOD & EDGEMONT (PEN21-0325, PEN21-0326, PEN21-0327)

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☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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