

**CITY OF MORENO VALLEY
NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION**

NOTICE IS HEREBY GIVEN that the City of Moreno Valley is considering a recommendation that the project herein identified will have no significant environmental impact in compliance with Section 15070 of the CEQA guidelines. A copy of the **MITIGATED NEGATIVE DECLARATION** and the **ENVIRONMENTAL CHECKLIST**, which supports the proposed findings, are on file at the City of Moreno Valley.

Project: Plot Plans (PEN21-0325, PEN21-0326)
Tentative Parcel Map 38325 (PEN21-0327)
Applicant: CDRE Holdings 21 LLC
Property Owners: CDRE Holdings 21 LLC
APNs: 263-190-012, 014 through 019, and 036
Location: East side of Old 215 Frontage Road south of Cottonwood Avenue
Proposal: The applicant is requesting approval of the following entitlements: 1) Master Plot Plan/Building 1 (PEN21-0325), Plot Plan Building 2 (PEN21-0326), and Tentative Parcel Map No. 38325 (PEN21-0327) for the development of two (2) approximately 49,815 square foot light industrial buildings with associated improvements on 7.94 acres in the Business Park (BP) District.
Council District: 1

This Notice of Intent (NOI) has been prepared to notify agencies and interested parties that the City of Moreno Valley as the Lead Agency has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with construction and operation of the project as described below.

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.) 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.

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Document Availability: The Initial Study/Mitigated Negative Declaration, and all documents incorporated and/or referenced therein, can be reviewed during normal business hours (7:30 a.m. to 5:30 p.m., Monday through Thursday and Friday, 7:30 a.m. to 4:30 p.m.) at the City of Moreno Valley Planning Division counter, located at 14177 Frederick Street, Moreno Valley, CA 92553. The documents may also be reviewed on the City's website at <http://www.moreno-valley.ca.us/cdd/documents/about-projects.html>

Potential Environmental Impacts: The City of Moreno Valley has prepared an Initial Study to determine the environmental effects associated with the above actions and finds the issuance of a Mitigated Negative Declaration is the appropriate level of environmental review. The Initial Study/Mitigated Negative Declaration concludes that all potentially significant impacts of the Project would be mitigated to a less than significant level.

Comment Deadline: Pursuant to Section 15105(b) of the CEQA Guidelines, the City has established a 20-day public review period for the Initial Study/Mitigated Negative Declaration which begins February 9, 2023, and ends March 1, 2023. Written comments on the Initial Study/Mitigated Negative Declaration must be received at the City of Moreno Valley Community Development Department by no later than the conclusion of the 20-day review period, 5:30 p.m. on March 1, 2023. Written comments on the Initial Study/Mitigated Negative Declaration should be addressed to:

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