



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

Receipt: 23-66091

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

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$2,814.00
	# Pages	2
	Document #	E-202300285
	Filing Type	2
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Negative Declaration		\$2,764.00
F&G Clerk Handling Fee		\$50.00
Total		\$2,814.00
Tender (Check)		\$2,814.00
Check #	000106	
Paid By	CDRE HOLDINGS 21 LLC	

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



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, PEN21-0325, 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 checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ <u>2,764.00</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> 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 \$ 2,814.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy
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Lead Agency: CITY OF MORENO VALLEY
ATTN: COMMUNITY DEVELOPMENT DEPT
Address: 14177 FREDERICK STREET
MORENO VALLEY, CA 92552

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202300285
03/10/2023 02:34 PM Fee: \$ 2814.00
Page 1 of 2

Removed: By: Deputy



(SPACE FOR CLERK'S USE)

Project Title

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

Filing Type

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

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: CDRE Holdings 21, LLC
Address: 523 Main Street
El Segundo, CA 90245
Telephone Number: (213) 929-5041

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

<u>2023020234</u>	<u>Julia Descoteaux</u>	<u>(951) 413-3206</u>
State Clearinghouse No. (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/ 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 March 9, 2023, the Moreno Valley Planning Commission approved Plot Plan PEN20-0162 and adopted the Project's Mitigated Negative Declaration. The City of Moreno Valley has 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

 March 10, 2023 Senior Planner
Signature (Public Agency) **Date** **Title**