State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

RECEIPT NUMBER:
26-307632
STATE CLEARINGHOUSE NUMBER *(If applicable)*
2026090115

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
RIVERSIDE COUNTY	PNANTHAV@RIVCO.ORG	10/13/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202600892

PROJECT TITLE

MEADOWBROOK MARKET COMMERCIAL PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
IMAD RASHID	ZAIDAFANAN@YAHOO.COM	(909) 831-1236

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
1104 KENDRICK CIRCLE,	CORONA	CA	92881

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,227.50	$
☒ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$ $3,043.75
☐ 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)

☐ 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** $ $3,093.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X C. Sandoval	Deputy C. Sandoval

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.

Meadowbrook Market Place-Conditional Use Permit No. 220022
Project Title / Case Number

Phayvanh Nanthavongdouangsy (Project Planner): 951-955-1964
County Contact and Phone Number

SCH 2026090115
State Clearinghouse Number (If submitted to the State Clearinghouse)

Imad Rashid
Project Applicant

1104 Kendrick Circle, CA 92881
Address

APN 349-080-076, 27410 Highway 74 – east of Highway 74, west of Greenwald Avenue, North of Beryl Street, unincorporated community of Meadowbrook..
Project Location

Conditional Use Permit No. 220022 (CUP220022) proposes the development of Meadowbrook Market Place, consisting of a 7,393-square-foot market, 323-square-foot convenience store with a gasoline and diesel fueling station and propane sales, 2,076-square-foot drive-thru restaurant, 3,080-square-foot automated car wash, and 9,000-square-foot multi-tenant retail building. The request also includes the transfer of an existing Type 21 Off-Sale General Alcoholic Beverage Control (ABC) license for the proposed market.
Project Description

This is to advise that the Riverside County, as the lead agency, has approved the above-referenced project on December 16, 2025, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration (MND) was preparedfor 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 adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final MND 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

Assistant Planning Director
Title

10/08/2026
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ CFG / CDFW

FOR COUNTY CLERK'S USE ONLY

F I L E D / P O S T E D
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202600892
10/13/2026 08:19 AM Fee: $ 3093.75
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Removed: By: Deputy