State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 25-330583

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
CITY OF MORENO VALLEY	PLANNINGEMAIL@MOVAL.ORG	10/31/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202500965

PROJECT TITLE

WEST COAST SELF-STORAGE MORENO VALLEY PROJECT PEN24-0091

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
WEST COAST SELF-STORAGE	PLANNINGEMAIL@MOVAL.ORG	(951) 413-3206

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
14177 FREDERICK STREET,	MORENO VALLEY	CA	92553

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$

☒ 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** $ $50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Deputy Jessica Arevalo

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)

Lead Agency: City of Moreno Valley
ATTN:
Address: 14177 Frederick Street
Moreno Valley, CA 92553

FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202500965
10/31/2025 11:09 AM Fee: $ 50.00
Page 1 of 2
Removed: By: Deputy

Project Title

WEST COAST SELF-STORAGE MORENO VALLEY PROJECT PEN24-0091

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☑ Notice of Exemption
- ☐ Other:

Notes

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Riverside
P.O. Box 751
Riverside, CA 92502-0751

From: (Public Agency): City of Moreno Valley
14177 Frederick Street
Moreno Valley, CA 92553
(Address)

Project Title: West Coast Self-Storage Moreno Valley Project PEN24-0091

Project Applicant: West Coast Self-Storage

Project Location - Specific:

The project is located in the western portion of the city of Moreno Valley, California, approximately 110 feet east of Interstate 215 and 2.08 miles south of State Route 60 on assessor parcel number 297-100-008.

Project Location - City: Moreno Valley Project Location - County: Riverside

Description of Nature, Purpose and Beneficiaries of Project:

The project would develop 2.607 acres of the 2.956-acre project parcel with 598 storage units within seven one-story self-storage buildings totaling 63,399 square feet. The project would provide six parking spaces, which is consistent with the City of Moreno Valley Municipal Code requirement (Section 9.11.040) to provide one parking space per 100 storage units.

Name of Public Agency Approving Project: City of Moreno Valley

Name of Person or Agency Carrying Out Project: Gabriel Diaz, Associate Planner

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- ☒ Categorical Exemption. State Type and section number: Class 32 (Infill Development Projects), Section 15332
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:

The project is consistent with the applicable general plan designation and policies, as well as with applicable zoning regulations. The project occurs within city limits on a site less than five acres that is substantially surrounded by urban development. The project would not result in any significant effects related to traffic, noise, air quality, or water quality, and all necessary utilities and public services are available to the project site. Furthermore, the project would incorporate the conditions of approval outlined in Section 4.0 of the exemption analysis. Incorporation of these conditions would ensure that the project is consistent with the requirements of Section 15332(c).

Lead Agency
Contact Person: Gabriel Diaz, Associate Planner Area Code/Telephone/Extension: 951-413-3206

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Date: 10/29/2025 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Revised 2011

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

Receipt: 25-330583

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

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	$50.00
	# Pages	2
	Document #	E-202500965
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		$50.00
Total		$50.00
Tender (Check)		$50.00
Paid By	WIP/WCSS DEVELOPMENT	
Check #	1063	
Paid By	WIP/WCSS DEVELOPMENT	

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

10/31/25, 11:09 AM PST
Gateway Public Service