



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
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Receipt: 26-124018

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	3
	Document #	E-202600353
	Filing Type	7
	State Fee Prev Charged	true
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (Check)		\$50.00
Paid By	SBM HOLDINGS INVESTMENTS, INC.	
Check #	434	
Paid By	SBM HOLDINGS INVESTMENTS, INC.	



Lead Agency: CITY OF MORENO VALLEY
ATTN: GABRIEL DIAZ
Address: 14177 FREDERICK STREET
MORENO VALLEY CA 92552-0805

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202600353
04/27/2026 01:41 PM Fee: \$ 50.00
Page 1 of 3

Removed: By: Deputy



Project Title

ADDENDUM TO THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
FOR PERRIS AND DRACAEA COMMERCIAL RETAIL PROJECT (PEN19-0206,
PEN19-0207, PEN19-0204, AND PEN19-0205) FOR THE MORENO VALLEY EXPRESS
CAR WASH (PEN22-0193) PROJECT

Filing Type

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

Notes



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:
26-124018
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL PLANNINGEMAIL@MOVAL.ORG	DATE 04/27/2026
COUNTY/STATE AGENCY OF FILING RIVERSIDE		DOCUMENT NUMBER E-202600353
PROJECT TITLE		

ADDENDUM TO THE INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION FOR PERRIS AND
DRACAEA COMMERCIAL RETAIL PROJECT (PEN19-0206, PEN19-0207, PEN19-0204 AND PEN19-

PROJECT APPLICANT NAME OMNI DEVELOPMENT GROUP	PROJECT APPLICANT EMAIL PLANNINGEMAIL@MOVAL.ORG	PHONE NUMBER (951) 413-3206
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:

☐ Environmental Impact Report (EIR)	\$4,227.50	\$	
☐ Mitigated/Negative Declaration (MND)(ND)	\$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 \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒

County Clerk

County of: Riverside

Address: 2724 Gateway Drive

Riverside, CA 92507

From:

Public Agency: City of Moreno Valley

Address: 14177 Frederick Street

Moreno Valley, CA 92552-0805

Contact: Gabriel Diaz

Phone: 951-413-3226

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse):

Project Title: Addendum to the Initial Study and Mitigated Negative Declaration for Perris and Dracaea

Project Applicant: Omni Development Group

Project Location (include county): NEC of Perris Blvd. & Dracaea Ave., Moreno Valley, Riverside County

Project Description:

Plot Plan PEN22-0193 for the development of a 4,150 square-foot, 2-bay car wash with a single 120-foot tunnel in lieu of a previously approved 3,000 square-foot drive-through restaurant and 400 square-foot outdoor patio. The portion of the previously approved project that includes a 4,088-square foot convenience store with a 37-foot by 88-foot canopy (3,255 square foot) covering 6 multiple product dispensers for fueling up to 12 vehicles remains unchanged.

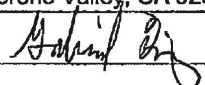
This is to advise that the City of Moreno Valley has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on April 23, 2026 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

14177 Frederick Street, Moreno Valley, CA 92552-0805

Signature (Public Agency):  Title: Associate Planner

Date: 4/27/26

Date Received for filing at OPR:

Notice of Determination

Appendix D

Continuation sheet

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Addendum to the Initial Study and Mitigated Negative Declaration for Perris and Dracaea Commercial Retail Project (PEN19-0206, PEN19-0207, PEN19-0204, and PEN19-0205) for the Moreno Valley Express Car Wash (PEN22-0193) Project.

Project Applicant: Omni Development Group

Project Location (include county): NEC of Perris Blvd. & Dracaea Ave., Moreno Valley, Riverside County

Project Description: Plot Plan PEN22-0193 for the development of a 4,150 square-foot, 2-bay car wash with a single 120-foot tunnel in lieu of a previously approved 3,000 square-foot drive-through restaurant and 400 square-foot outdoor patio. The portion of the previously approved project that includes a 4,088-square foot convenience store with a 37-foot by 88-foot canopy (3,255 square foot) covering 6 multiple product dispensers for fueling up to 12 vehicles remains unchanged.

This is to advise that the City of Moreno Valley has approved the above
(Lead Agency)

described project on April 23, 2026, and has made the following determinations regarding the above described project.

1. The project [will not] have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was] adopted for this project.
5. A statement of Overriding Considerations [was not] adopted for this project.
6. Findings [were] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: 14177 Frederick Street, Moreno Valley, CA 92552-0805.

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code. Revised 2011