



NOTICE OF EXEMPTION

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 222
Sacramento, CA 95812-3044

 County Clerk
County of Riverside
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000

From: (Public Agency)

City of Riverside
Community Development
Department, Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522
(951) 826-5371

Case Number: PC-2025-00506 (Conditional Use Permit)

Project Title: "Pasha's Market Liquor"

Project Applicant: Alex Cuevas of AGC Design Concept LLC

Project Location - Specific: 10050 Magnolia Avenue, situated on the southeast corner of Magnolia Avenue and Hughes Alley.

Project Location - City: Riverside **Project Location - County:** Riverside County

Description of Project: To permit the relocation of an existing market (Pasha's Market Liquor) with off-sale of alcohol in a multi-tenant commercial complex from an 1,860 square foot tenant space to a 3,138-square-foot tenant space.

Name of Public Agency Approving Project: City of Riverside

Name of Person or Agency Carrying Out Project: Sarah Zughayer

Exempt Status:

- 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: 15301 Existing Facilities _____
- Statutory Exemptions. State code number: _____

Reasons Why Project Is Exempt: The project is proposed within an existing building with no expansions or modifications to the tenant space.

Lead Agency Contact Person: Sarah, Associate Planner

Area Code/Telephone/Extension: 951-826-5932

Signature:

S. Zugraves

Date: 1/29/2026

Title: Associate Planner

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

Date received for filing at OPR: _____

Revised 2018