FILED / POSTED
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202600772
09/01/2026 10:20 AM Fee: $ 50.00
Page 1 of 1

Removed: By: Deputy

NOTICE OF EXEMPTION

To:

X Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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 Notice of Exemption in compliance with Sections 21108, 21152, and 21152.1 of the Public Resources Code.

Project Title: PEN22-0215 (Plot Plan)

Applicant Name: Alicia Ley, Michael Paul Associates

Project Location - Specific: (APN: 292-280-035), located on the north side of Hemlock Avenue, East of Pigeon Pass Road.

Project Location – City: Moreno Valley **Project Location – County:** Riverside

Project Description: Plot Plan for Pigeon Pass Carwash with associated parking, vacuum stalls, and landscaping; located north of Hemlock Avenue, east side of Pigeon Pass Road. APN: 292-280-035

Name of Public Agency Approving Project: City of Moreno Valley

Exempt Status: (*check one*)

- ☐ Ministerial (Sec 21080 (b) (3); 15268);
- ☐ Declared Emergency (Sec 21080 (b) (3); 15269(a));
- ☐ Emergency Project (Sec 21080 (b) (4); 15269(b)(c));
- ☐ Tiering (Sec 15152)
- ☒ Class 32 ("In-Fill Development Projects") Categorical Exemption, in accordance with CEQA Guidelines Section 15332

Reasons why project is exempt: The Proposed Project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines as a Class 32 ("In-Fill Development Projects") Categorical Exemption, in accordance with CEQA Guidelines Section 15332. The Class 32 ("In-Fill Development Projects") exemption is applicable to the Proposed Project since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Project Site is no more than five acres in size and is substantially surrounded by urban uses; 3) the Project Site has no value as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

Contact Person: Dijen Patel, Associate Planner Area Code/Telephone: (951) 413-3206

Signature (Public Agency)	August 31, 2026 **Date**	Associate Planner **Title**

Signed by Lead Agency
Date Received for filing at OPR: _____

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: 26-267122

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF MORENO VALLEY	PLANNINGEMAIL@MOVAL.ORG	09/01/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
RIVERSIDE	E-202600772

PROJECT TITLE

PEN22-0215 (PLOT PLAN)

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
ALICIA LEY, MICHAEL PAUL ASSOCIATES	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)	$4,227.50	$
☐ 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	AGENCY OF FILING PRINTED NAME AND TITLE
X Eugene Borak	Deputy EUGENE BORAK

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

Receipt: 26-267122

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	$50.00
	# Pages	1
	Document #	E-202600772
	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	AHMED M SEIRAFI	
Check #	36218507209	
Paid By	AHMED M SEIRAFI	

9/1/26, 10:20 AM PST
Gateway Public Service