



Peter Aldana
Riverside County
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Receipt: 26-308783

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	2
	Document #	E-202600896
	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	OTC HOLDINGS INC	
Check #	1161	
Paid By	OTC HOLDINGS INC	



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:

26-308783

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	10/13/2026
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER	
RIVERSIDE	E-202600896	

PROJECT TITLE

CONDITIONAL USE PERMIT (PEN26-0064) - COMMERCIAL CANNABIS DISPENSARY IN AN EXISTING 2,498 SQUARE-FOOT TENANT SUITE WITHIN AN EXISTING SHOPPING CENTER

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
NORMAN YOUSIF	PLANNINGEMAIL@MOVAL.ORG	(951) 413-3206
PROJECT APPLICANT ADDRESS	CITY	STATE
14177 FREDERICK STREET,	MORENO VALLEY	CA
		ZIP CODE
		92552

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 Eugene Borak

AGENCY OF FILING PRINTED NAME AND TITLE

Deputy

Eugene Borak

NOTICE OF EXEMPTION

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

From: 
City of Moreno Valley
Community Development Department
14177 Frederick Street
Moreno Valley, CA 92552-0805

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

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

Project Title: Conditional Use Permit (PEN26-0064) – Commercial Cannabis Dispensary in an existing 2,498 square-foot tenant suite within an existing shopping center.

Applicant Name: Norman Yousif

Project Location - Specific: 25125 Sunnymead Boulevard, Moreno Valley, CA 92553 (APN: 479-040-031), located on the southeast corner of Sunnymead Boulevard and Perris Boulevard.

Project Location – City: Moreno Valley

Project Location – County: Riverside

Project Description:

Applicant proposes to operate a commercial cannabis dispensary within an existing 2,498-square-foot tenant suite (Suite BB) in the Butterfield Valley Village Shopping Center at 25125 Sunnymead Boulevard. The Proposed Project is for retail sales of cannabis and cannabis products to individuals 21 years of age or older for recreational, medical or other personal purposes, and to individuals 18 years of older for medical purposes who possess a valid recommendation from a physician. The Proposed Project's operating hours would be from 6:00 a.m. to 10 p.m., every day of the week. Proposed tenant improvements include a lobby area to serve as a check-in area, high display shelves and a display area, office space, and a secured storage area.

Name of Public Agency Approving Project: City of Moreno Valley

Exempt Status: (check one)

- ☒ Class 1 ("Existing Facilities") Categorical Exemption, in accordance with CEQA Guidelines Section 15301;
- ☐ Common Sense Exemption 15061 (b) (3);
- ☐ Ministerial (Sec 21080 (b) (3); 15268);
- ☐ Declared Emergency (Sec 21080 (b) (3); 15269(a));
- ☐ Emergency Project (Sec 21080 (b) (4); 15269(b)(c));
- ☐ Class 32 ("In-Fill Development") Categorical Exemption, in accordance with CEQA Guidelines Section 15303

Reasons why project is exempt: The Proposed Project is exempt from the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption in accordance with CEQA Guidelines Section 15301 "Existing Facilities" as the project consists of the minor interior alterations within an existing tenant space and negligible expansion of use.

Contact Person: Christian Lua, Assistant Planner Area Code/Telephone: (951) 413-3206



Signature (Public Agency)

October 9, 2026

Date

Assistant Planner

Title

Signed by Lead Agency

Date Received for filing at OPR: _____