

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 (PEN24-0064)

Applicant Name: Chris Russ, PE of SAFStor.

Project Location – Specific: East side of Moreno Beach Drive, south of Alessandro Boulevard (APNs: 478-070-026 and 478-070-027)

Project Location – City: Moreno Valley

Project Location – County: Riverside

Project Description: Conditional Use Permit to develop a 126,600 square-foot three-story self-storage facility, landscaping, lighting, and off-site improvements on a 2.3-acre vacant site.

Name of Public Agency Approving Project: City of Moreno Valley

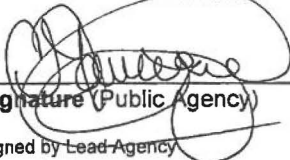
Exempt Status: (check one)

- 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)
- Categorical Exemption: Class 32 Categorical Exemption per CEQA Guidelines Section 15332 (In-fill Development Projects)

Reasons why the project is exempt: The Proposed Project is Exempt from the California Environmental Quality Act as a Class 32 Categorical Exemption in accordance with CEQA Guidelines Section 15332 Infill Development Projects as the project is consistent with the applicable General Plan designation and policies; it is located on a site less than five (5) acres in size; contains no valuable habitat; will not result in significant environmental effects related to noise, traffic, air quality or water quality; and can be adequately served by utilities and public services.

Contact Person: Claudia Manrique, Associate Planner

Area Code/Telephone: (951) 413-3206


Signature (Public Agency)

03/28/2025
Date

Associate Planner
Title

Signed by Lead Agency

Date Received for filing at OPR: _____

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202500264
03/28/2025 11:07 AM Fee: \$ 50.00
Page 1 of 1

Removed: By: Deputy





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: 25-92664
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF MORENO VALLEY	LEAD AGENCY EMAIL CLAUDIAM@MOVAL.ORG	DATE 03/28/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500264	

PROJECT TITLE
CONDITIONAL USE PERMIT (PEN24-0064)

PROJECT APPLICANT NAME CHRIS RUSS, PE OF SAFSTOR	PROJECT APPLICANT EMAIL CHRIS.RUSS@SAFSTOR.COM	PHONE NUMBER (704) 578-3161
PROJECT APPLICANT ADDRESS 444 SEABREEZE BOULEVARD , SUITE 840	CITY DAYTONA BEACH	STATE FL
		ZIP CODE 32118

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X <i>Deonila Ventura</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy <i>Deonila Ventura</i>
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Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-92664

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	1
	Document #	E-202500264
	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	FENNEMORE CRAIG, PC.	
Check #	01085	
Paid By	FENNEMORE CRAIG, PC.	