

## RESOLUTION NUMBER 2026-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, APPROVING PLOT PLAN (PEN22-0193) FOR THE DEVELOPMENT OF A 4,150 SQUARE FOOT CAR WASH BUILDING WITH VACUUM STATIONS ON AN APPROXIMATE 1.33-ACRE SITE LOCATED AT THE NORTHEAST CORNER OF DRACAEA AVENUE AND PERRIS BOULEVARD (APN: 479-120-050) IN THE COMMUNITY COMMERCIAL (CC) ZONE.**

**WHEREAS**, the City of Moreno Valley (“City”) is a general law city and a municipal corporation of the State of California, and

**WHEREAS**, Richard Hoy (“Applicant”) has submitted an application for a Plot Plan (PEN22-0193) to develop a 4,150 square foot car wash building with vacuum stations on an approximate 1.33-acre site in the Community Commercial (CC) Zoning District, located at the Northeast corner of Dracaea Avenue and Perris Boulevard (“Proposed Project”) at APN: 479-120-050 (“Project Site”); and

**WHEREAS**, the application for the Proposed Project has been evaluated in accordance with Section 9.02.070 (Plot Plan) of the Moreno Valley Municipal Code with consideration given to the Moreno Valley General Plan and other applicable laws and regulations; and

**WHEREAS**, consistent with the requirements of Section 9.02.070 (Plot Plan) of the Moreno Valley Municipal Code, at a public hearing, the Planning Commission considered Conditions of Approval to be imposed upon Plot Pan PEN22-0193 (“Plot Plan”), which conditions were prepared by the Planning Division staff who deemed said conditions to be necessary to protect public health, safety, and welfare and to ensure the Proposed Project will be developed in accordance with the purpose and intent of Title 9 (“Planning and Zoning”) of the Moreno Valley Municipal Code; and

**WHEREAS**, at the public hearing on April 23, 2026, in accordance with the provisions of the California Environmental Quality Act (CEQA<sup>1</sup>) and CEQA Guidelines<sup>2</sup>, the Planning Commission determined that the Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA) Guidelines in that an Addendum has been prepared to the Initial Study and Mitigated Negative Declaration for the original commercial project (PEN19-0206, PEN19-0207, PEN19-0204, and PEN19-0205 )(2020 IS/MND) which was certified and approved by the Moreno Valley City Council on December 15, 2020; and

**WHEREAS**, per CEQA Guidelines Section 15164, the Addendum evaluates whether modifications and refinements associated with the Proposed Project would result in new or substantially more adverse significant effects or require new mitigation measures not identified in the 2020 IS/MND, and pursuant t to CEQA Guidelines Section

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<sup>1</sup> Public Resources Code §§ 21000-21177

<sup>2</sup> 14 California Code of Regulations §§15000-15387

15162, it has been determined, on the basis of substantial evidence in the light of the whole record, that implementation of the Proposed Project does not propose substantial changes to the approved project, no substantial changes in circumstances would occur which would require major revisions to the 2020 IS/MND, and no new information of substantial importance has been revealed since approval of the 2020 IS/MND that would result in new significant effects; and

**WHEREAS**, pursuant to the provisions of Section 9.02.200 (Public Hearing and Notification Procedures) of the Moreno Valley Municipal Code and Government Code Section 65905, a public hearing was scheduled for April 23, 2026, and notice thereof was duly published in the Press Enterprise Newspaper, posted at the Project Site, and mailed to all property owners of record within 600 feet of the Project Site; and

**WHEREAS**, on April 23, 2026, the public hearing to consider the Proposed Project was duly conducted by the Planning Commission, at which time all interested persons were provided with an opportunity to testify and present evidence; and

**WHEREAS**, at the public hearing, the Planning Commission considered whether each of the requisite findings specified in Section 9.02.060 of the Moreno Valley Municipal Code and set forth herein could be made concerning the Proposed Project as conditioned.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF MORENO VALLEY, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

**Section 1.                    Recitals and Exhibits**

That the foregoing Recitals and attached exhibits are true and correct and are hereby incorporated by this reference.

**Section 2.                    Notice**

That pursuant to Government Code Section 66020(d)(1), notice is hereby given that the Proposed Project is subject to certain fees, dedications, reservations, and other exactions as provided herein, in the staff report and conditions of approval (collectively, "Conditions"); and these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions, and pursuant to Government Code Section 66020(d)(1) the applicant is hereby further notified that the 90 day approval period in which you may protest these fees, dedications, reservations, and other exactions, has commenced upon the date of adoption of this Resolution.

**Section 3.                    Evidence**

That the Planning Commission has considered all evidence submitted into the Administrative Record for the Proposed Project, including, but not limited to, the following:

- (a) Moreno Valley General Plan and all other relevant provisions contained therein;
- (b) Title 9 (Planning and Zoning) of the Moreno Valley Municipal Code and all other relevant provisions referenced therein;
- (c) Application for Plot Plan (PEN22-0193) including Resolution No. 2026-06 and all documents, records, and references contained therein;
- (d) Conditions of Approval for Plot Plan (PEN22-0193), attached hereto as Exhibit A;
- (e) Staff Report prepared for the Planning Commission's consideration and all documents, records and references related thereto, and Staff's presentation at the public hearing;
- (f) The Addendum (attached hereto as Exhibit B) to the approved Mitigated Negative Declaration;
- (g) Testimony and/or comments from Applicant and its representatives during the public hearing; and
- (h) Testimony and/or comments from all persons that was provided in written format or correspondence, at, or prior to, the public hearing.

#### **Section 4. Findings**

That based on the foregoing Recitals and the Evidence contained in the Administrative Record as set forth above, the Planning Commission makes the following findings in approving the Proposed Project:

- (a) The Proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
- (b) The Proposed Project complies with all applicable zoning and other regulations;
- (c) The Proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; and
- (d) The location, design and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity.

#### **Section 5. Addendum**

That the Planning Commission hereby determines that the Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA) Guidelines in that an Addendum (attached hereto as Exhibit B) has been prepared to the Initial Study and Mitigated Negative Declaration for the original commercial project (PEN19-0206, PEN19-0207, PEN19-0204, and PEN19-0205) (2020 IS/MND) which was certified and approved by the Moreno Valley City Council on December 15, 2020, and per CEQA Guidelines Section 15164, the Addendum evaluates whether modifications and refinements associated with the Proposed Project would result in new or substantially more adverse significant effects or require new mitigation measures not identified in the 2020 IS/MND and pursuant to CEQA Guidelines Section 15162, it is hereby determined, on the basis of substantial evidence in the light of the

whole record, that implementation of the Proposed Project does not propose substantial changes to the approved project, no substantial changes in circumstances would occur which would require major revisions to the 2020 IS/MND, and no new information of substantial importance has been revealed since approval of the 2020 IS/MND that would result in new significant effects.

**Section 7.                    Approval**

That based on the foregoing Recitals, Administrative Record and Findings, the Planning Commission hereby approves the Proposed Project subject to the Conditions of Approval, attached hereto as Exhibit A and incorporated herein and as shown on the approved plan.

**Section 8.                    Repeal of Conflicting Provisions**

That all the provisions as heretofore adopted by the Planning Commission that conflict with the provisions of this Resolution are hereby repealed.

**Section 9.                    Severability**

That the Planning Commission declares that, should any provision, section, paragraph, sentence, or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect.

**Section 10.                  Effective Date**

That this Resolution shall take effect immediately upon the date of adoption.

**Section 11.                  Certification**

That the Secretary of the Planning Commission shall certify to the passage of this Resolution.

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**PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF APRIL, 2026.**

CITY OF MORENO VALLEY  
PLANNING COMMISSION

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Alvin DeJohette, Chairperson

ATTEST:

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Angelica Frausto-Lupo,  
Community Development Director

APPROVED AS TO FORM:

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Steven B. Quintanilla,  
City Attorney

Exhibit:

Exhibit A: Conditions of Approval for Plot Plan (PEN23-0149)

Exhibit B: Addendum to a Mitigated Negative Declaration

RESOLUTION JURAT

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE ) ss.

CITY OF MORENO VALLEY)

I, \_\_\_\_\_, Planning Commission Secretary of the City of Moreno Valley, California, do hereby certify that Planning Commission Resolution No. 2026-06 was duly and regularly adopted by the Planning Commission of the City of Moreno Valley at a regular meeting thereof held on the 23<sup>rd</sup> day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

(Planning Commission Members, Vice Chair, and Chair)

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PLANNING COMMISSION SECRETARY

**Exhibit A**

**Conditions of Approval**  
Plot Plan (PEN22-0193)

**Exhibit B**

**Addendum to a Mitigated Negative Declaration**