



CITY OF MURRIETA
NOTICE OF AVAILABILITY (NOA)/NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
Beyond Food Mart at Jackson Avenue

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, City Staff prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the Beyond Food Mart at Jackson Avenue project.

Project Title: Beyond Food Mart at Jackson Avenue

Project No.: Development Plan 2020-2171, Conditional Use Permit 2021-2425, and Minor Conditional Use Permit 2021-2424

Project Location: Northeast Corner of Murrieta Hot Springs Road and Jackson Avenue

Project Description: Beyond Food Mart, Inc. (Applicant) is requesting the approval of a Development Plan, Conditional Use Permit and a Minor Conditional Use Permit to construct and operate an 8-island fueling station, a 7,274 square-foot convenience store with a drive-thru, a Type 20 ABC license for off-site sale of beer and wine, and an attached 1,893 square-foot drive-thru carwash. The Proposed Project may also be subject to approval of a Tentative Parcel Map. The Project Site would occur on a portion of 2.4 acres of a 4.7-acre site (APNs: 912-241-042, -043, -044, -45; and 912-300-018, -23). The Project Site is located on the northeast corner of Jackson Avenue and Murrieta Hot Springs Road in the City of Murrieta. The development would include 31,538 square-feet of landscaping and a total of 34 passenger car parking spaces to include two handicap accessible spaces, and three clean air vehicle (CV) spaces. Two additional spaces will be provided for electric vehicles (EV) and one additional space will be designated loading/unloading space. Access to the site will be provided by two 40-foot driveways along Murrieta Hot Springs Road. The Proposed Project proposes to operate 24 hours a day, seven days a week, and will include 12 full-time employees.

Environmental Review and Public Comment: The proposed project application, plans, environmental documentation, technical studies, and other related information may be reviewed at the Planning Division web page <http://www.murrietaca.gov/290/Public-Notices> and at City Hall Planning Division office, during general public business hours.

You may request a copy of the above-described items and draft decision. This can be either mailed, or emailed to you by calling the project planner, Aaron Rintamäki, Associate Planner, (951) 461-6079, ARintamaki@MurrietaCA.gov. Staff will also make themselves available via phone to go over any questions and/or concerns that you may have with the proposal.

The comment period for the IS/MND begins on October 26, 2021 and closes on November 24, 2021 **at 5:00 PM**. Please submit comments to:

City of Murrieta, Planning Division
Attn: Aaron Rintamäki, Associate Planner
1 Town Square
Murrieta, CA 92562

Intent to Consider Adoption of MND: At a future meeting, the Planning Department of the City of Murrieta will conduct a public hearing to consider adoption of a Mitigated Negative Declaration for the Proposed Project pursuant to the California Environmental Quality Act (CEQA) and approval of the Development Plan and Conditional Use Permit. The hearing will be noticed separately.