

# NOTICE OF DETERMINATION

## City of Murrieta Planning Division

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**To:** Office of Planning and Research  
  
PO Box 3044, 1400 Tenth Street, Room 222  
Sacramento, CA 95812-3044

County of Riverside County Clerk

2720 Gateway Dr.  
Riverside, CA 92507

**From:** (Public Agency)  
City of Murrieta  
1 Town Square  
Murrieta, CA 92562

**Project Proponent:**  
Michael Ramirez  
Beyond Food Mart, Inc.  
(760) 810-8548  
4300 Edison Ave.  
Chino, CA 91710

**Subject:** Filing: Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** Beyond Food Mart, Inc., convenience store with drive-through, fuel center, and drive-through carwash Development Plan 2020-2171, Conditional Use Permit 2020-2179 and Minor Conditional Use Permit 2021-2424

#2021100489  
State Clearinghouse Number

Aaron Rintamaki, Associate Planner  
Lead Agency Contact Person

(951) 461-6069  
Area Code/Tele/Ext

**Project Location:** The site is located at the northeast corner of Jackson Avenue and Murrieta Hot Springs Road (APN's: 912-241-042, 043, 044, 045, 912-300-018, 912-300-023), City of Murrieta, CA.

**Project Description:** The approval of Development Plan (DP-2020-2171) would allow for the development of a 7,274 sq. ft. convenience store building with drive-through, fuel station, and a 1,893 square foot drive-through carwash in conjunction with, Conditional Use Permit 2021-2425 (carwash), and Minor Conditional Use Permit 2020-2248 (beer and wine sales). The applicant proposes the Project to be open 24 hours a day/7 days a week, and the car wash (hours from 7 a.m. to 7 p.m., daily). The Project also includes an 8-island fueling station (16 fueling dispensers) with canopy, two underground storage tanks, drive-through for coffee/pre-packaged foods, associated landscaping, and parking on 2.4 acres of an overall 4.79 acre parcel.

This is to advise that the City of Murrieta approved the above-described project on June 22<sup>nd</sup>, 2022 and has made the following determination regarding the described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A statement of Overriding Considerations was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration (MND) and Mitigation Monitoring & Reporting Program are with and record of project approval is available to the General Public at: City of Murrieta, 1 Town Square, Murrieta, CA 92562

Aaron Rintamaki, Associate Planner

June 22, 2022

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*Signature (Public Agency)*

Date received for filing: