

# NOTICE OF DETERMINATION

X To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA. 95814

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 of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Applicant Name:** Beyond Food Mart, Inc.  
**Address:** 4300 Edison Street  
Chino, CA 91710

**Telephone Number:** (909) 465-4101

**Project Title:** Beyond Food Mart – Master Plot Plan (PEN22-0238) and Conditional Use Permit (PEN22-0176)

<u>2023100360</u>	<u>Oliver Mujica, Contract Planner</u>	<u>(951) 413-3235</u>
State Clearinghouse No. (If submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/ Telephone

**Project Location:** Northwest corner of Iris Avenue and Oliver Street (APN: 486-310-038)

**Project Description:**

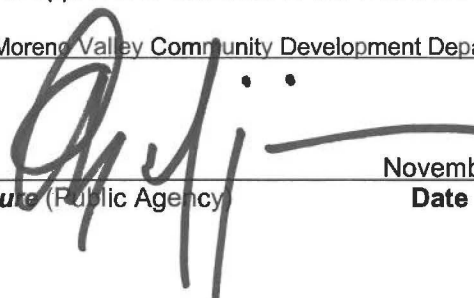
A Master Plot Plan (PEN22-0238) for a commercial development comprised of an eight (8) island fueling station, six (6) vehicle charging stations, convenience store, drive-thru carwash, state-of-the-art security system with alarms, surveillance cameras, and security lighting and the prohibition of alcohol beverage sales, on a 1.31-acre site.

This is to advise that the Planning Commission of the City of Moreno Valley approved the above-described project on November 9, 2023. The City of Moreno Valley has approved the project and made the following determinations regarding the above-described project:

1. The project [    will X will not] have a significant effect on the environment.
2.    An Environmental Impact Report was prepared for this project pursuant to provisions of CEQA.  
X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ X were    were not] made a condition of the approval of the project.
4. A Statement of Overriding Considerations [    was X was not] adopted for this project.
5. Findings [ X were    were not] made pursuant to the provisions of CEQA.

This is to certify that the [ X Negative Declaration    Final EIR with comments and responses and record of project approval is available to the General Public at:

City of Moreno Valley Community Development Department, 14177 Frederick Street, Moreno Valley, California

	November 15, 2023	Oliver Mujica, Contract Planner
<b>Signature</b> (Public Agency)	<b>Date</b>	<b>Title</b>