



CITY OF MURRIETA

NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION ADAMS AVENUE STORAGE & ALLIANCE PROPANE FACILITIES PROJECT

Notice is hereby given that the City of Murrieta has completed a Subsequent Initial Study of the following described project at the following location.

PROJECT NAME: Adams Avenue Storage & Alliance Propane Facilities Project

PROJECT DESCRIPTION: The proposed project consists of a Tentative Parcel Map – TPM-2020-2230 (TPM-37985) to subdivide the property into two parcels. Parcel 1 will be 1.10 acres net for the Alliance Propane facility. Parcel 2 will be 8.70 acres net for the Adams Avenue Storage facility. A Development Plan – DP-2020-2231 will include reviewing the site plan for both Parcel 1 and 2. As previously noted, Parcel 1 is proposed to develop the Alliance Propane facility. The facility is an LP gas bulk plant facility with six – 30,000-gallon tanks, storage of empty customer tanks, and company delivery parking. Parcel 2 is proposed for the Adams Avenue Storage facility. The facility will store vehicles, boats, recreational vehicles, and equipment. Lastly, a Conditional Use Permit – CUP-2020-2232 is required for the Alliance Propane Facility as it is a petroleum product and is being stored and distributed.

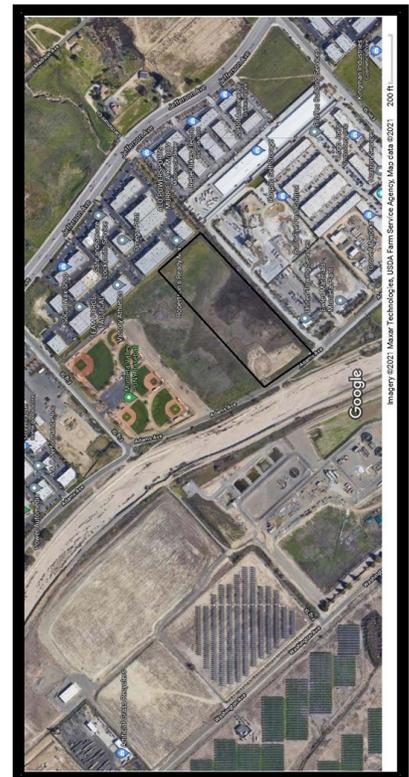
PROJECT LOCATION: The project is an approximately 10.06-acre site located off Adams Avenue, southeast of Adams Avenue and Fig Street, and approximately 0.75 miles southwest of the Interstate 15/Interstate 215 (I-15/I-215), generally between Adams and Jefferson Avenues, southeast of Fig Street, northwest of Elm Street, and northeast of Murrieta Creek, in the City of Murrieta, Riverside County, California (see Figure A – Aerial). The site is identified on the U.S. Geological Survey (USGS) Murrieta, California Topographic Map, 7.5' series, located in the Temecula Rancho, projected Section 27, Township 7 South, Range 3 West, SBM. It comprises Tax Assessor parcel number – APN 909-060-044.

ENVIRONMENTAL DETERMINATION: A Subsequent Initial Study was completed in accordance with the City of Murrieta's procedures for implementing the California Environmental Quality Act. The Subsequent Initial Study was undertaken for the purpose of deciding whether the amended project may have a significant effect on the environment. Based on the Subsequent Initial Study, the City of Murrieta's Staff has concluded that the amended project will not significantly affect the environment. The Subsequent Initial Study reflects the independent judgment of the City of Murrieta.

HAZARDOUS WASTE SITES: In accordance with the disclosure requirements of CEQA Guidelines Section 15072 (g)(5), the project site **IS NOT** listed as a hazardous property as designated under Section 65962.5 of the Government Code.

PROJECTS OF STATEWIDE, REGIONAL, OR AREAWIDE SIGNIFICANCE: The project **IS** a project of statewide, regional, or areawide significance as designated in CEQA Guidelines Section 15206.

SCOPING MEETING: In accordance with CEQA Section 21083.9, the City of Murrieta **WILL NOT** hold a scoping meeting.



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 be mailed, or emailed to you by contacting Jarrett Ramaiya, City Planner, (951) 461-6069, JRamaiya@MurrietaCA.gov. Staff will also make themselves available to go over any questions and/or concerns with the proposal.

The comment period for the Subsequent IS/MND begins on March 10, 2022 and closes on April 8, 2022 **at 5:00 PM**. Please submit comments to:

City of Murrieta, Planning Division
Attn: Jarrett Ramaiya, City Planner
1 Town Square
Murrieta, CA 92562