

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # N/A

Project Title: 7-Eleven at Perris Boulevard/Rider Street

Lead Agency: City of Perris Contact Person: Nathan Perez
Mailing Address: 135 North "D" Street Phone: (951) 943-5003 ext. 279
City: Perris Zip: 92570 County: Riverside

Project Location: County: Riverside City/Nearest Community: Perris
Cross Streets: Perris Boulevard and Rider Street Zip Code: 92571
Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ' 46.79" N / 117 ° 13 ' 31.67" W Total Acres: 2.06
Assessor's Parcel No.: 300-300-026 Section: 17 Twp.: 4S Range: 3W Base: N/A
Within 2 Miles: State Hwy #: I-215 Waterways: N/A
Airports: March Air Reserve Base Railways: N/A Schools: Multiple

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:

[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[X] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 3,227 Acres 0.07 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[X] Other: Automated Car Wash (991SF/0.02 acre)

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Perris Valley Commerce Center Specific Plan: Business/Professional Office (BPO)

Project Description: (please use a separate page if necessary)

Project includes development of a new 7-Eleven convenience store, gasoline fueling station, and automated car wash. Access to the site will be provided via two separate 35-foot wide driveways: one along Perris Boulevard and the other along Rider Street. Both driveways will be restricted to right-in/right-out turning movements. Project includes 37 passenger vehicle parking stalls, including two accessible stalls and one electric vehicle stall, and includes 24,372-square feet of landscaping. Project includes a Type 20 ABC License for the convenience store/fueling station operation, a Conditional Use Permit (CUP 19-05281) for 24-hour operation, a Variance (VAR 20-05162) to waive/reduce Municipal Code distance requirements for alcohol sales, and a Specific Plan Amendment (SPA 19-05282) to change the land use from Business Professional Office (BPO) to Commercial (C).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input checked="" type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 5, 2021 Ending Date June 3, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>MIG, Inc.</u>	Applicant: <u>Jack Lee</u>
Address: <u>1650 Spruce Street, Suite 106</u>	Address: <u>6761 Solterra Vista Parkway</u>
City/State/Zip: <u>Riverside, California 92507</u>	City/State/Zip: <u>San Diego, California 92130</u>
Contact: <u>Cameron Hife, Senior Analyst</u>	Phone: <u>N/A</u>
Phone: <u>951-787-9222</u>	

Signature of Lead Agency Representative:  Date: 5-4-21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.