



**NOTICE OF INTENT
TO ADOPT A
MITGATED NEGATIVE DECLARATION (MND) No. 2356
CONDITIONAL USE PERMIT No. 19-05281
VARIANCE No. 20-05162 &
SPECIFIC PLAN AMENDMENT No. 19-05282**

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

Lead Agency:

City of Perris,
Planning Division
135 North "D" Street
Perris, California 92570
(951) 943-5003 ext. 279
Contact: Nathan Perez

Project Location - City: Perris

Project Location - County: Riverside

Project Location - Specific: The project site is in the western portion of Riverside County within the City of Perris. Specifically, the project site is located at 23 East Rider Street at the southeast corner of North Perris Boulevard and East Riders Street. Elevation is approximately 1,455 feet above mean sea level (amsl). The site currently consists of a single parcel (APN: 300-300-026) totaling approximately 2.06 gross acres.

Description of the Project: The proposed Project includes the development of a new 7-Eleven convenience store, gasoline fueling station, and automated car wash. The proposed convenience store building would be 3,227 square feet in area and 25-feet in height, while the proposed automated car wash building would be 991 square feet and 24-feet in height. The proposed gasoline refueling station would consist of six (6) fuel dispensers and a total of 12 pumps (2 pumps per fueling dispenser). The fueling station would be covered with a 17-foot tall canopy that is 2,720 square feet in area. Access to the site will be provided via two separate driveways: one at the southwest corner of the site along Perris Boulevard and the other at the northeast corner of the site along Rider Street. Both driveways will be 35-foot wide and will be restricted to right-in/right-out turning movements. The Project includes 37 passenger vehicle parking stalls, including two accessible stalls and one electric vehicle stall. The Project includes a 25-foot building setback and an 8-foot tall decorative concrete masonry unit (CMU) block wall along the southern and eastern property lines. The Project also includes landscape setbacks on all four sides, totaling 24,372-square feet of landscaping and covering approximately 27.1% of the site. The proposed Project includes two monument signs: one at the southwest edge of the site along Perris Boulevard and another along the north-central edge of the site along Rider Street. Operation of the proposed Project would include off-site sale of alcohol subject to a Type 20 ABC License, which is typical for convenience store and fueling station operation. The 24-hour operation and fueling station use require a Conditional Use Permit (CUP 19-05281). In addition, the Project includes a Variance (VAR 20-05162) to waive/reduce the distance requirements of Municipal Code Section 19.65.030(d)(1) (Development Standards). Finally, the Project is requesting a Specific Plan Amendment (SPA 19-05282) to the Perris Valley Commerce Center Specific Plan (PVCCSP) to change the land use on the site from Business/ Professional Office (BPO) to Commercial (C).

Mitigation Measures: The Initial Study evaluated potential environmental impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, utilities and service systems and wildfires. Of all potential effects evaluated, impacts in the areas of biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise were identified, but will be reduced to less than significant levels with implementation of the mitigation measures identified in the Initial Study. The City did not identify any significant, unavoidable impacts that require further analysis in an Environmental Impact Report.

Lead Agency: City of Perris

Contact Person: Nathan G. Perez, Senior Planner

Department: Planning Division

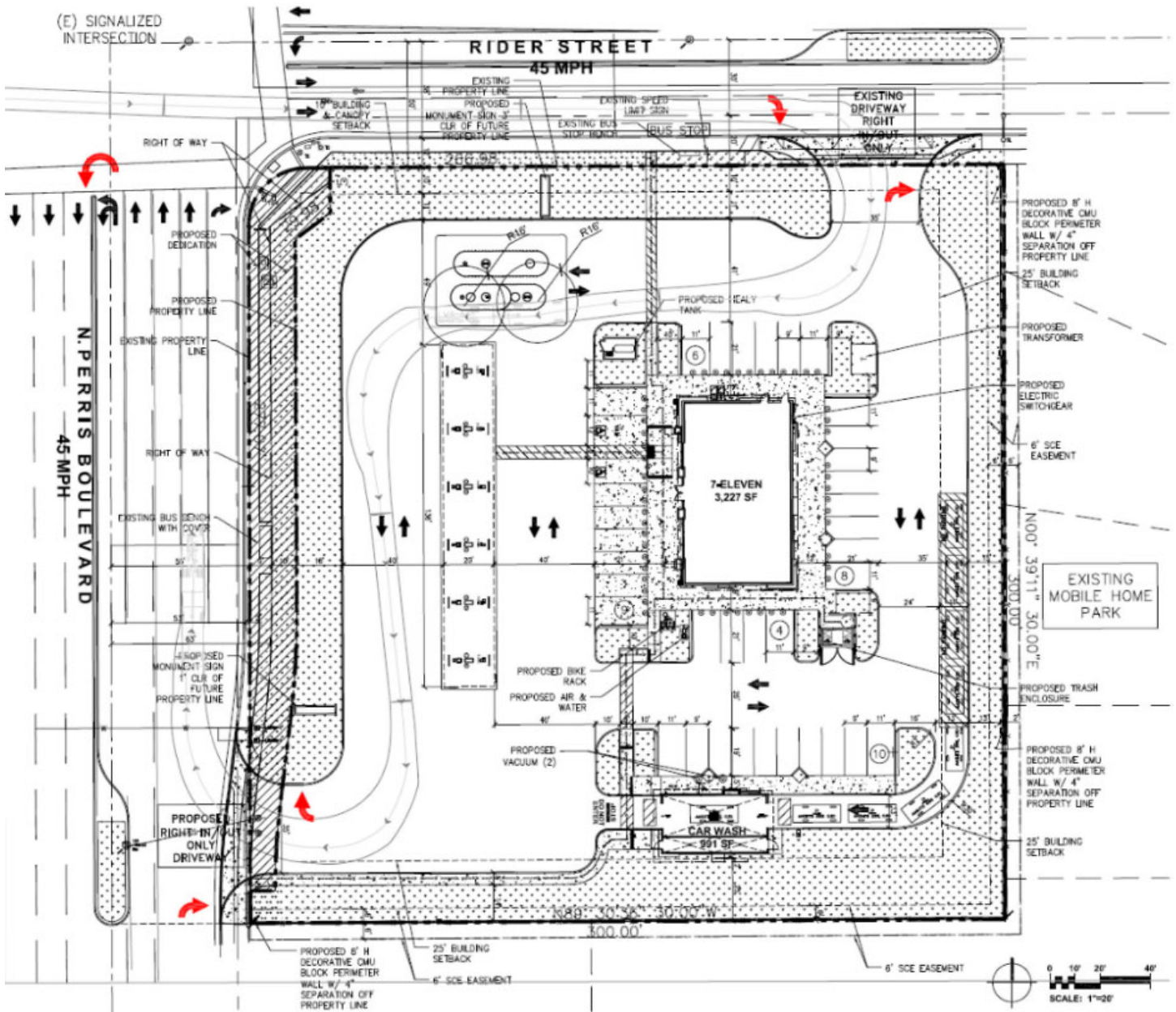
Area Code/Phone/Extension: (951) 943-5003

Address Where Hard Copy of the Mitigated Negative Declaration is Available: The Draft MND is available for public review at the City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. The Planning Counter is open Monday – Thursday 8:00 a.m. – 6:00 p.m. *Electronic copies can be viewed on the City's website at <https://www.cityofperris.org/departments/development-services/planning/environmental-documents-for-public-review>*

Public Review Period: The Draft MND/Initial Study is being circulated for a **30-day review period**, estimated to start on May 5, 2021 and to close on June 3, 2021. Due to the time limits mandated by State Law, your comments must be received at the earliest date possible, but not later than June 3, 2021. Please send your comments to Nathan Perez, City of Perris Planning Division, 135 North "D" Street, Perris, California 92570-2200. Mr. Perez may be reached by phone at (951) 943-5003, or via e-mail at nperez@cityofperris.org.

Public Hearing: Written and oral comments regarding the MND/Initial Study and project may also be submitted at public hearings that will be held before the City of Perris Planning Commission. The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements. Copies of all relevant material, including the project specifications, the MND, and supporting documents, are available for review at the City of Perris Planning Division located at the address stated above.

Hazardous Materials Statement: The proposed Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.



SITE LEGEND

	EXISTING PROPERTY LINE		ACCESSIBLE PARKING SPACE
	PROPOSED PROPERTY LINE		(E) UTILITY POLE
	RIGHT OF WAY		(E) FIRE HYDRANT
	BUILDING & CANOPY SETBACK		(E) STREET LIGHT
	PATH OF TRAVEL		
	STANDARD A.C. PAVING		
	LANDSCAPE AREA		CONCRETE PAVING/SIDEWALK
	OFF SITE PLANTING		AREA TO BE DEDICATED

BUILDING INFORMATION:	
GROSS ACREAGE:	4.89,888 (2.06 ACRES)
NET ACREAGE:	4.84,846 (1.95 ACRES)
DEDICATION ACREAGE:	45,092 (0.11 ACRES)
PROPOSED BUILDING AREA:	3,227 SF
CANOPY AREA:	2,720 SF
PROPOSED CAR WASH AREA:	991 SF
BUILDING HEIGHT:	ALLOWABLE BUILDING HEIGHT: 35'
LOT COVERAGE:	7.7% (6,938 SF)
LANDSCAPING LOT COVERAGE:	27.1% (24,372 SF)
REQUIRED BUILDING SETBACKS	
FRONT	10' FT
REAR	25' FT (IF ADJACENT RES. 25' IS REQUIRED)
SIDE 1 INTERIOR	25' FT (IF ADJACENT RES. 25' IS REQUIRED)
SIDE 2 STREET	10' FT
REQUIRED LANDSCAPING SETBACKS	
FRONT	10' FT
REAR	10' FT
SIDE 1	10' FT
SIDE 2 (STREET)	10' FT
PARKING REQUIREMENTS:	
PARKING REQUIRED:	16 (1 STALLS PER 250 SF)
PARKING PROVIDED:	37 STALLS (INCL. 1 ACCESSIBLE, 1 EV STALL & BIKE RACKS)
UTILITY INFORMATION:	
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON (SCE)
GAS:	SOCAL GAS
WATER:	EASTERN MUNICIPAL WATER DISTRICT (EMWD)
STORM DRAIN:	N/A
SEWER:	EASTERN MUNICIPAL WATER DISTRICT (EMWD)